



## 21a Hoddlesden Road

Darwen, BB3 3LR

**Offers around £385,000**



Located in the lovely countryside village of Hoddlesden with easy access to the M65, North View is a premium, detached new build property finished to a high specification, boasting stunning interiors and scenic views. It is an exceptional family home with an Ofsted-rated 'outstanding' school in walking distance. The stylish, modern interiors provide approximately 1,300 sq ft of accommodation with generous room sizes, and the house comes with a 10-year build warranty to give its lucky new owners peace of mind.

A brief overview of the ground floor includes a beautiful open plan living space comprising a large, bespoke German kitchen which flows into a large dining area and large lounge, plus a utility room, downstairs WC, and entrance hall. To the first floor is a central landing, three double bedrooms, two en-suites, and a family bathroom. Externally the plot provides private parking for three cars with an EV charging point, and a secluded south facing garden.





Premium Modern Design

North View is an individual property that has been designed to provide practical and beautiful spaces which not only satisfy the demands of modern family life but give a true wow factor. It includes a variety of premium features you would expect in a high-quality modern home... The water-based underfloor heating to both the ground and first floor, along with the air source heat pump make it highly energy efficient. On the ground floor, the huge open plan living space with bifold doors creates a super spacious, bright and airy feel, as do the vaulted ceilings and Velux windows on the first floor. The house stands in an elevated position which gives it notable privacy and enhances the lovely scenic views. Stroll up the large drive and enter at the side of the house through the composite door into the spacious entrance hall...

High Spec German Kitchen

The premium German kitchen is a standout feature with a beautiful modern design and a range of Bosch integrated appliances, including a five-plate induction hob with matching extractor, double oven and microwave, fridge, freezer, and an 1810 composite sink with drainer and complementary swan neck mixer tap which is positioned perfectly to enjoy views of the rolling hills. The two-tone modern minimalism cabinetry with inset lighting and marble-effect worktop gives a luxurious feel and complements the feature tiled splashbacks. On a practical note, the generous size and integrated breakfast bar make it particularly suitable for family life.

Next to the kitchen, the utility adds further convenience with plumbing for the washer and dryer, as well as extra storage and worktop space. The utility also gives access to the downstairs WC.

Open Plan Living

From the kitchen, the herringbone flooring continues to the rear of the house and into the huge space which consists of the dining area and lounge. The open aspect to the kitchen makes it a superb social space, where cooking, dining and relaxing flow together and blend seamlessly, ideal for both everyday practicality and when hosting family and friends on social occasions. Its large set of bifold doors opening onto the back garden pour in an abundance of natural light and will surely provide a fabulous lifestyle on warm summer days.

There is lots of space for a large dining table next to the kitchen, and the other side of this large room is aptly designed as a spacious lounge area with a TV point set within the wall. The property comes complete with contemporary light fixtures, and in this part of the home are also stylish wall lights for added ambience.

Bedrooms & Bathrooms

The property showcases a unique contemporary design with vaulted ceilings throughout the entire first floor, creating beautiful modern spaces which are all generous in size, and the high ceilings with plentiful light further enhance the bright and airy feel.

At the front is the impressive master, it is a large double bedroom with Juliet balcony and stunning floor to ceiling windows reaching high to the apex and framing views of the scenic surrounds. Imagine waking up and being able to appreciate the rural views every day – bliss! Within the fully tiled master en-suite is a large walk-in corner shower, vanity basin with integral storage and WC. A Velux window is set within the vaulted ceiling and the smart white marble-effect tiling and contrast matt black finishes are a great example of tasteful modern design.

The second and third bedrooms are also both good sized doubles, and the second bedroom benefits from an en-suite too, with textured tiling to the walls and another stylish contemporary three-piece shower suite.

Situated off the central landing where another Velux window pours light through the vaulted ceiling is the family bathroom. The textured tiled walls and contrast tiled floor continue the premium modern feel here, against which sits a white three-piece suite, comprising a bath with shower and rainfall head, vanity basin with integral storage, and a WC. Plus, a large wall mounted mirror with back lighting finishes the room of perfectly!

Outside Space

In addition to the large drive at the front, the property benefits from a secluded landscaped garden at the rear, featuring a lawn and block paved patio, which due to its south facing orientation, gets unrestricted sun all day! Like the interiors the garden has been finished to allow you to simply move in, unpack your bags, and enjoy.

Countryside Convenience

North View is perfect if you are looking for a semi-rural village lifestyle with the benefit of having plentiful amenities nearby. Situated in Hoddlesden village, with Blackburn and Darwen town centres to the north and the village of Edgworth and Bolton town to the south, you are only a quick trip in the car from a massive variety of amenities and transport links.

Hoddlesden St Pauls CE Primary school is in walking distance, which is rated outstanding by Ofsted, adding to this property's appeal for family life. For those who commute, the national motorway network is easily accessible via the M65. The Ranken Arms gastropub is within a five-minute walk – a favourite amongst locals, ideal for refuelling after strolls in the surrounding countryside.

The West Pennine Moors are on your doorstep, offering gorgeous scenery for walking, running, and cycling. Plus, the award-winning Moorview Equestrian Centre is just a few minutes in the car, which is more than handy if you require equestrian facilities!

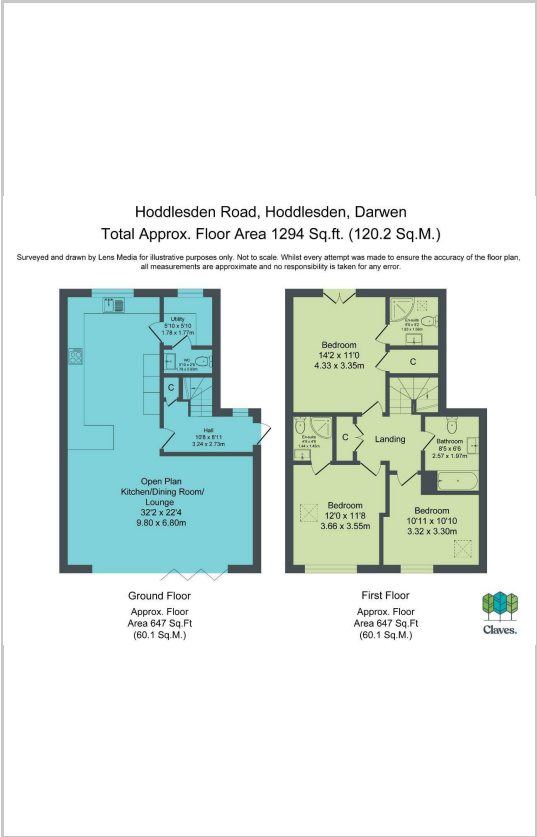
Specifics

- The tax band is yet to be rated.
- The tenure is freehold.
- The property has a security alarm and CCTV system.
- There is also outside lighting to both front and rear
- Please note an employee has a vested interest / connection to this property

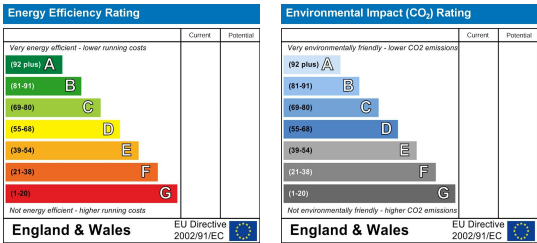
Area Map



Floor Plans



Energy Efficiency Graph



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