



Tower Gardens

LOWER DARWEN

A BEAUTIFUL COLLECTION OF 3 & 4 BEDROOM HOMES



elan

HOMES YOU'LL LOVE INSIDE OUT®



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A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Every Elan home offers light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

Images are representative only and may include optional upgrades at an additional cost, please ask the Sales Executive for further information.



LOWER DARWEN



WILD & WELCOMING

Bordered by the rugged scenery of the Pennine Moors and surrounded by the River Darwen, Darwen is a friendly market town with a proud industrial past. This heritage of hard work is reflected in the motto 'Nothing Without Labour' and can be appreciated in the town's beautiful Victorian architecture.

Darwen is a Northern gem with many unexpected facets; from wild walks on the windswept moors, to stunts at the indoor skatepark, or an evening of drama, music or comedy at the Library Theatre.

Tower Gardens, in Lower Darwen, is within easy reach of all the town's amenities and has the fresh air and big skies of the surrounding countryside right on the doorstep.

SOMETHING FOR EVERYONE

Whatever your interests, there's plenty to explore. Music fans might already know that the Beatles played here before they became world famous. Darwen also has one of the oldest brass bands in the country, and the town holds a free two-day music festival each year, which attracts some big names as well as showcasing local talent.

For sports enthusiasts, there are a number of gyms and clubs within walking distance of Tower Gardens, as well as the nearby indoor cricket net facility and Darwen Rangers Junior Football Ground. Darwen Leisure Centre and swimming pool was opened in 2010 with £13million investment, and has recently been refurbished once again.

Keen golfers can enjoy Darwen's challenging 18-hole golf course, and fishing enthusiasts are spoilt for choice with the number of waterways and reservoirs in the area. When it comes to sport, the town has an interesting heritage; Darwen FC was formed in 1870 and recently inspired the acclaimed Netflix drama 'The English Game'.

From hiking and horse riding, to cycling and skating, the area boasts a wealth of opportunities for fun and fitness.

All information was correct at the time of printing.



AN ABUNDANCE OF GREEN SPACES

Tower Gardens is surrounded by dramatic scenery including the 'Jubilee' Tower which inspired its name and overlooks the town from the moors. Climb up the tower's spiral staircase and, on a clear day, you can see Blackpool Tower, the Isle of Man, North Wales and the Furness Peninsula from the top.

Darwen also has four expansive parks; Bold Venture Park which combines Victorian paths and architectural features with a waterfall and playground, Sunnyhurst Wood with its welcoming visitor centre, Whitehall Park with its ponds and playground, Ashton Park which has lots to explore and enjoys a striking view of India Mill's impressive Italianate chimney.

SUPERB SCHOOLS & SERVICES

Tower Gardens is adjacent to Lower Darwen Primary School and within just half a mile of another two well respected schools, all rated Good by Ofsted.

The area is well-served by numerous health centres, with 4 practices less than 10 minutes away by car. Royal Blackburn Hospital is just 2.6 miles from Tower Gardens.

All the major supermarkets are within a 10 minute drive, and there is an abundance of independent local shops nearby, along with Darwen's bustling and recently refurbished Market Hall.

When it comes to commuting, shopping or exploring, there are countless travel options; Darwen has a large, well served bus station, Darwen Train Station is just 1.8 miles away with hourly trains to Manchester's cosmopolitan attractions, Mill Hill Station is 2.5 miles away with frequent trains to Preston, and Blackburn Station is just 3.5 miles away - offering easy access to destinations across the UK.

All information was correct at the time of printing.



SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN

4 ring gas hob in stainless steel	✓
Built in microwave#	✓
Built in single electric oven	✓
Stainless steel extractor hood	✓
Integrated 50/50 Fridge Freezer	✓
Choice of modern quality fitted kitchen*	✓
Soft close kitchen cupboards	✓
Stainless steel 1 ½ bowl sink with chrome taps	✓
Pelmet lighting	✓
Plumbing for washing machine	✓

BATHROOM & EN-SUITE

Towel rail to bathroom##	✓
Contemporary white bathroom suites with chrome taps	✓
Shower over bath	✓
Choice of wall tiling to bathroom and en-suite/shower room*	✓
Thermostatically controlled shower and low profile shower tray in en-suite	✓

GENERAL

White painted interior doors with chrome furniture	✓
White finish to walls	✓
Smooth finish to walls and ceilings	✓

ELECTRICAL

External lighting to front	✓
TV point to lounge / family room*	✓
TV point to bedroom 1, bedroom 2 and study/bedroom*	✓
Shaver socket to en-suite	✓
Recessed chrome spotlights to kitchen, bathroom, en-suite	✓
White sockets and switches throughout	✓
Telephone point to hall or lounge and study	✓

SAFETY & SECURITY

Interconnected smoke detectors	✓
Windows and doors with high security lockable handles	✓
24 hour customer care (2 years)	✓
Peace of mind with 10 year NHBC warranty	✓

ENERGY SAVING FEATURES

High efficiency gas central heating (natural gas)	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓
Electric vehicle charging point	✓

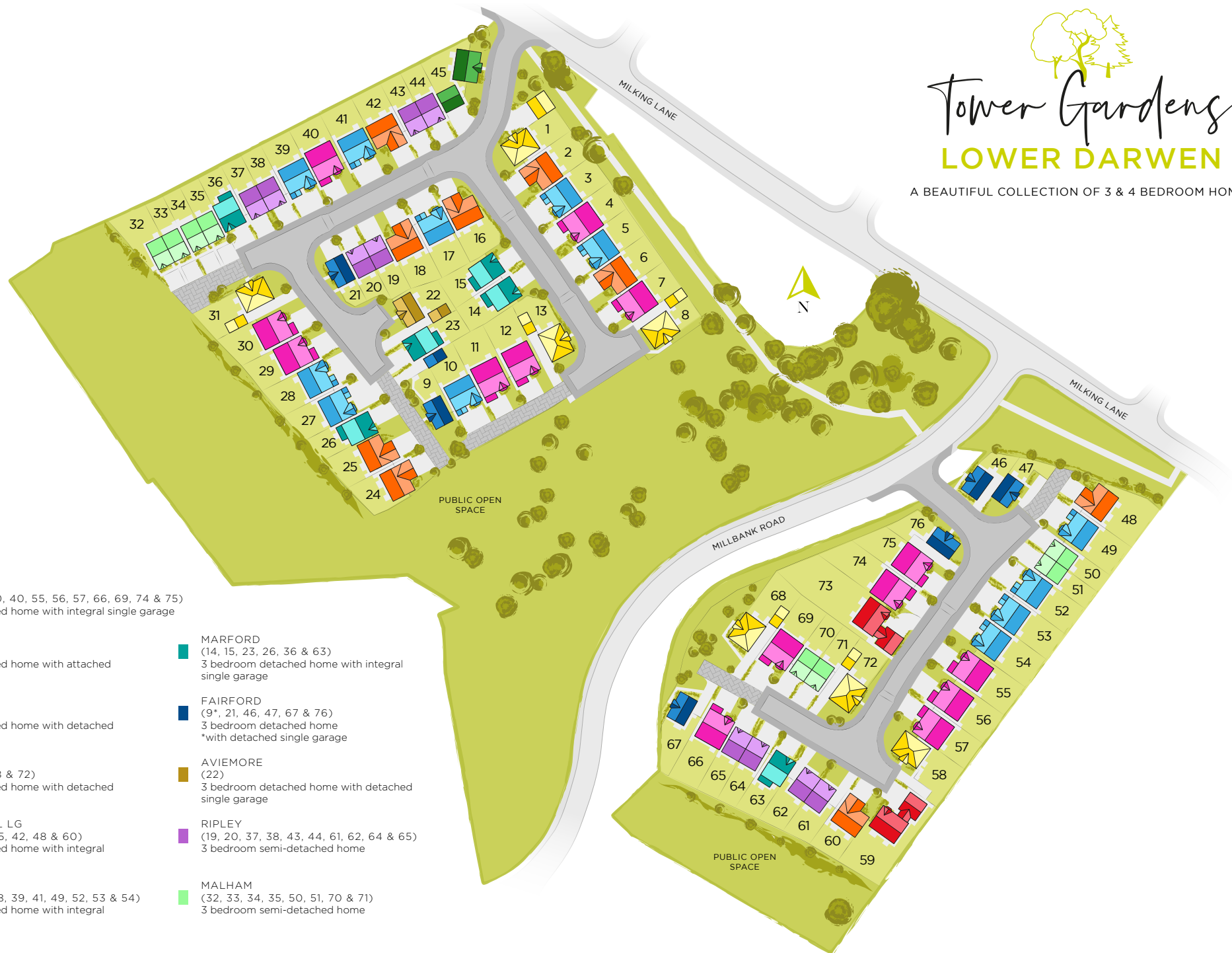
* Where applicable
 * Subject to build stage
 # Excluding Marford house type
 ## Excluding Oakham house type



Tower Gardens

LOWER DARWEN

A BEAUTIFUL COLLECTION OF 3 & 4 BEDROOM HOMES



SOUTHWOLD LG
(4, 7, 11, 12, 29, 30, 40, 55, 56, 57, 66, 69, 74 & 75)
4 bedroom detached home with integral single garage

OAKHAM LG
(59 & 73)
4 bedroom detached home with attached double garage

BUNBURY
(45)
4 bedroom detached home with detached single garage

BRANDON
(1, 8, 13, 31, 58, 68 & 72)
4 bedroom detached home with detached single garage

ALSTON SPECIAL LG
(2, 6, 16, 18, 24, 25, 42, 48 & 60)
4 bedroom detached home with integral single garage

ROCHESTER
(3, 5, 10, 17, 27, 28, 39, 41, 49, 52, 53 & 54)
4 bedroom detached home with integral single garage

MARFORD
(14, 15, 23, 26, 36 & 63)
3 bedroom detached home with integral single garage

FAIRFORD
(9*, 21, 46, 47, 67 & 76)
3 bedroom detached home
*with detached single garage

AVIEMORE
(22)
3 bedroom detached home with detached single garage

RIPLEY
(19, 20, 37, 38, 43, 44, 61, 62, 64 & 65)
3 bedroom semi-detached home

MALHAM
(32, 33, 34, 35, 50, 51, 70 & 71)
3 bedroom semi-detached home

Please note Elan Homes is an Ecological Aware developer and as such, this development has bird and bat boxes and please note block paving colour is subject to material supplies. Please ask your Sales Executive for further details on this development.

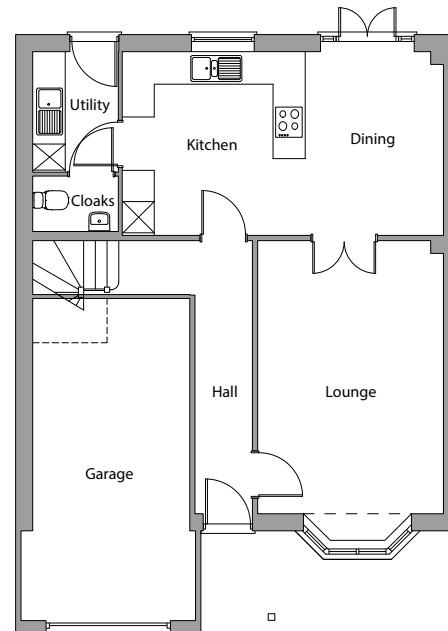
SOUTHWOLD LG 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE



The Southwold LG is an attractive home with real kerb appeal, making this an ideal family home.

The ground floor accommodation boasts a spacious lounge that leads through to an expansive kitchen and dining area overlooking the rear garden, along with a well-equipped utility room and an all important downstairs cloakroom.

Upstairs, off the traditional landing area is Bedroom 1 with its own en-suite along with 3 more bedrooms and a family bathroom.

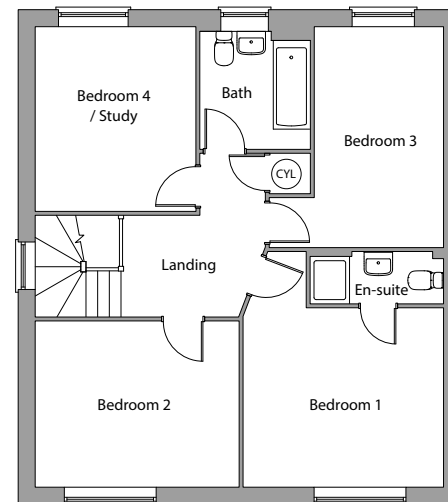


GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.70m* x 3.52m*	18'8" x 11'7"
Kitchen / Dining	6.06m* x 3.48m*	19'11" x 11'5"
Utility	2.27m x 1.61m	7'6" x 5'3"
Cloakroom	1.61m x 1.04m	5'3" x 3'5"
Garage	6.00m* x 3.00m*	19'8" x 9'10"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.82m x 3.42m	12'7" x 11'3"
En-suite	2.53m* x 0.98m*	8'4" x 3'3"
Bedroom 2	3.86m x 3.16m	12'8" x 10'4"
Bedroom 3	4.19m x 2.45m	13'9" x 8'1"
Bedroom 4 / Study	3.52m x 3.03m	11'7" x 9'11"
Bathroom	2.26m* x 2.10m*	7'5" x 6'11"



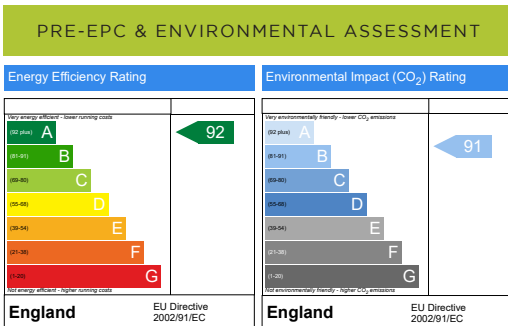
Total Area - 1,369 ft²

*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 55, 56, 66 & 74 are handed.



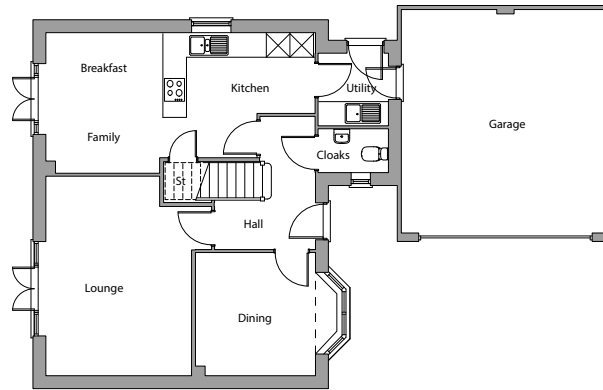
OAKHAM LG 4 BEDROOM DETACHED HOME WITH ATTACHED DOUBLE GARAGE



The Oakham LG is a highly impressive property which features a double garage as an intrinsic part of its stunning design giving this home the wow factor.

On the ground floor, there's a generously sized kitchen, breakfast and family room, with an adjacent utility room. The well-proportioned lounge has French doors onto the garden, plus there is a separate dining room for more formal family occasions and entertaining.

Upstairs, there is Bedroom 1 with en-suite, a further 3 bedrooms (one ideal for use as a study) plus a good-sized family bathroom.

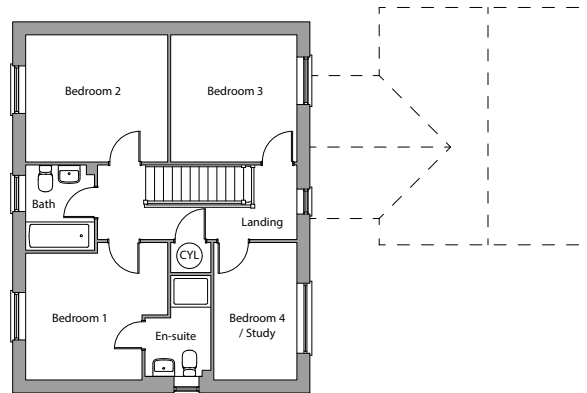


GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.99m* x 3.65m*	16'4" x 12'0"
Kitchen / Family / B'fast	6.81m* x 3.54m*	22'4" x 11'7"
Dining	1.81m x 1.75m	5'11" x 5'9"
Utility	3.50m* x 3.09m*	11'6" x 10'2"
Cloakroom	1.75m x 1.08m	5'9" x 3'6"
Garage	6.00m x 6.00m	19'8" x 19'8"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.55m* x 3.43m*	11'8" x 11'3"
En-suite	2.54m* x 1.64m*	8'4" x 5'4"
Bedroom 2	3.55m x 3.18m	11'8" x 10'5"
Bedroom 3	3.18m x 3.15m	10'5" x 10'4"
Bedroom 4 / Study	3.43m x 2.06m	11'3" x 6'9"
Bathroom	2.10m* x 1.70m*	7'0" x 5'7"



Total Area - 1,355 ft²

*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 59 & 73 are handed.

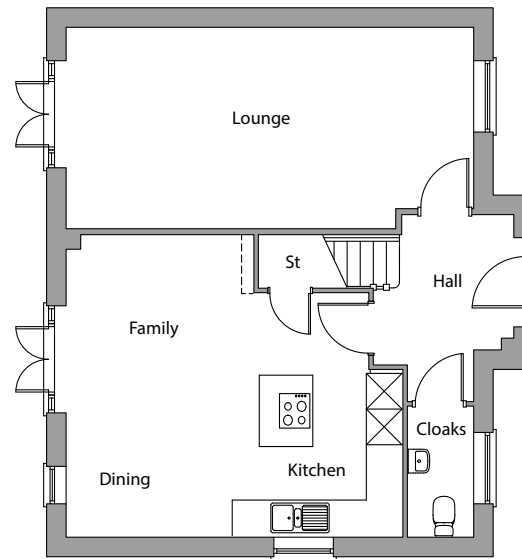
BUNBURY 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE



The Bunbury is a modern double fronted home with plenty of character and features such as a traditionally tiled front elevation and architectural front entrance pediment.

On the ground floor, a spacious lounge stretches from the front to the rear of the home, with light flooding in from both the front window and French doors. There's an expansive kitchen / dining / family room also with doors to the garden, plus a handy cloakroom off the hall.

Upstairs, there are 2 large bedrooms overlooking the front garden, with Bedroom 1 featuring its own en-suite. At the rear of the house are 2 further bedrooms, plus the family bathroom.

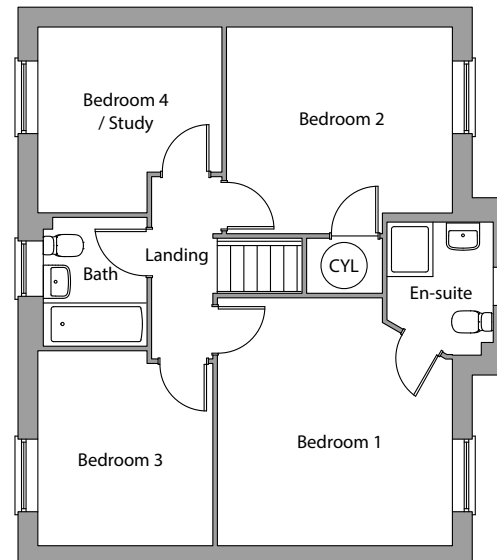


GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.80m* x 3.34m*	22'4" x 10'11"*
Kitchen / Family / Dining	5.62m* x 5.04m*	18'5" x 16'6"*
Cloakroom	2.16m x 1.08m	7'1" x 3'6"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.07m* x 3.84m*	13'4" x 12'7"*
En-suite	2.16m* x 1.72m*	7'1" x 5'8"*
Bedroom 2	3.70m* x 3.38m*	12'1" x 11'1"*
Bedroom 3	3.18m x 2.85m	10'5" x 9'4"
Bedroom 4 / Study	3.03m* x 3.00m*	9'11" x 9'10"*
Bathroom	2.10m* x 1.70m*	6'11" x 5'7"*



Total Area - 1,298 ft²

*Indicates maximum dimension

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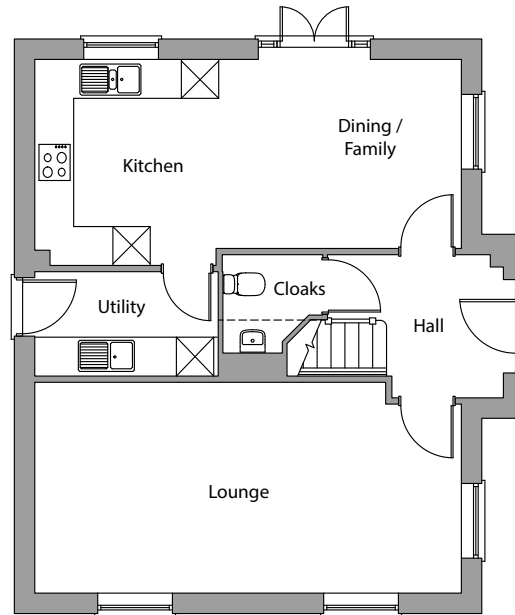
BRANDON 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE



The Brandon is a stunning double fronted home with plenty of traditional character and charm.

On the ground floor is a spacious lounge which runs the entire length of the home with 3 windows to maximise the light. Mirroring this on the other side of the home, is a generously sized kitchen / family room which has French doors off the family room that lead onto the garden.

Upstairs there are 4 well-proportioned bedrooms off the landing. Bedroom 1 has an en-suite and overlooks the front of the home. Bedroom 2, 3 and 4 are served by the stylish family bathroom.

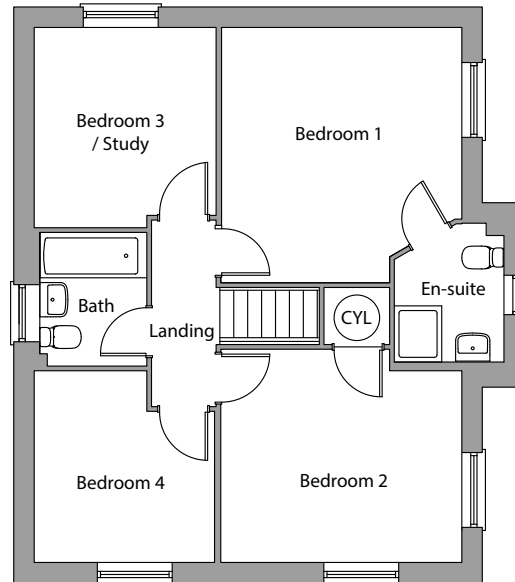


GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.80m* x 3.34m*	22'4" x 10'11"*
Kitchen / Family / Dining	6.80m* x 3.26m*	22'4" x 10'8"*
Utility	2.91m x 1.63m	9'6" x 5'4"
Cloakroom	1.58m* x 1.54m*	5'2" x 5'1"*

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.07m* x 3.82m*	13'4" x 12'7"*
En-suite	2.18m* x 1.72m*	7'2" x 5'8"*
Bedroom 2	3.82m* x 3.38m*	12'7" x 11'1"*
Bedroom 3 / Study	3.18m* x 2.88m*	10'5" x 9'5"*
Bedroom 4	3.03m* x 2.88m*	9'11" x 9'5"*
Bathroom	2.10m* x 1.70m*	6'11" x 5'7"*



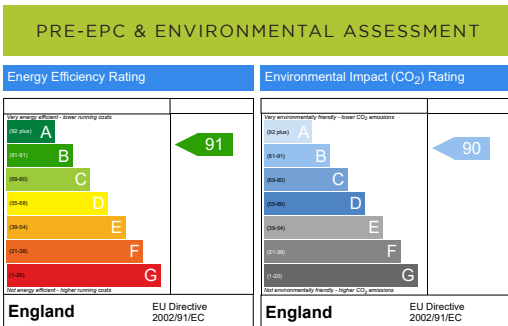
Total Area - 1,298 ft²

*Indicates maximum dimension

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Plots 1 & 68 are handed.



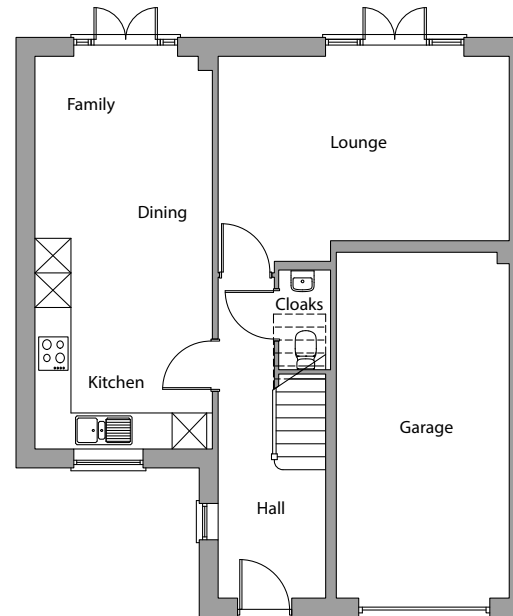
ALSTON SPECIAL LG 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE



The Alston Special LG is a generous home with 4 bedrooms and an integral garage.

Off the main hall which has a handy under stairs cloakroom is the large kitchen / dining room with French doors leading onto the garden. The lounge is at the rear of the home and also has large French doors to maximise the light and help bring the outside in.

The upstairs is well laid out with the 4 bedrooms lying off the central landing. Bedroom 1 has its own en-suite whilst the other 3 bedrooms are served by the family bathroom located at the top of the stairs.

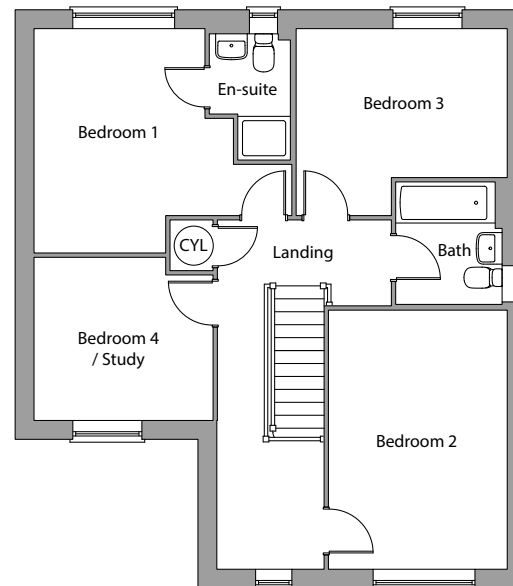


GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.00m* x 3.06m	16'5" x 10'1"
Kitchen / Family / Dining	6.76* x 3.03m*	22'2" x 9'11"
Cloakroom	1.70m x 0.84m	5'7" x 2'9"
Garage	6.00m* x 3.00m*	19'8" x 9'10"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.89m* x 2.93m	12'9" x 9'7"
En-suite	2.18m* x 1.38m*	7'2" x 4'6"
Bedroom 2	4.47m x 3.07m	14'8" x 10'1"
Bedroom 3	3.63m* x 3.21m*	11'11" x 10'6"
Bedroom 4 / Study	3.07m* x 2.80m*	10'1" x 9'2"
Bathroom	2.10m* x 1.84m*	6'11" x 6'0"



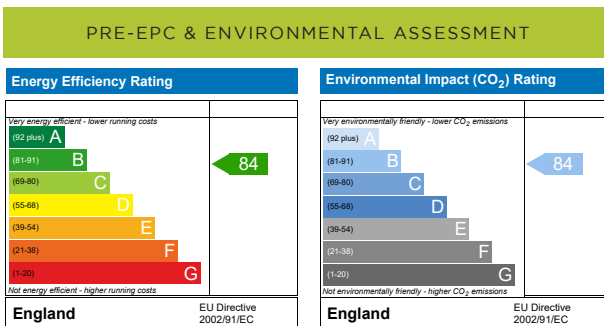
Total Area - 1,279 ft²

*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 2, 6, 18 & 25 are handed.



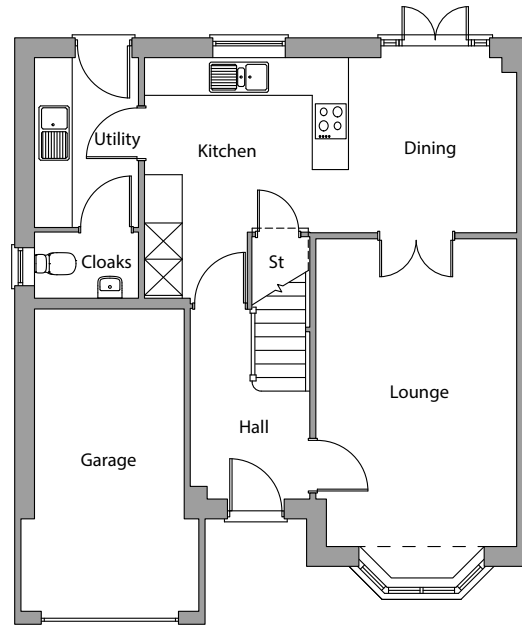
ROCHESTER 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE



The Rochester is a superbly appointed family home that delivers the very highest standard of flexible living.

What's more, this is a home that understands family life, with an open plan living area and generous kitchen / dining room giving access to the utility room and guest cloaks. From the dining room you'll find doors through to the lounge with bay windows.

To the first floor there are 4 double bedrooms, the first housing an en-suite and the second located right beside the family bathroom. You'll find a further bedroom along with a fourth room that you can use to suit your lifestyle, whether it be a bedroom or study.

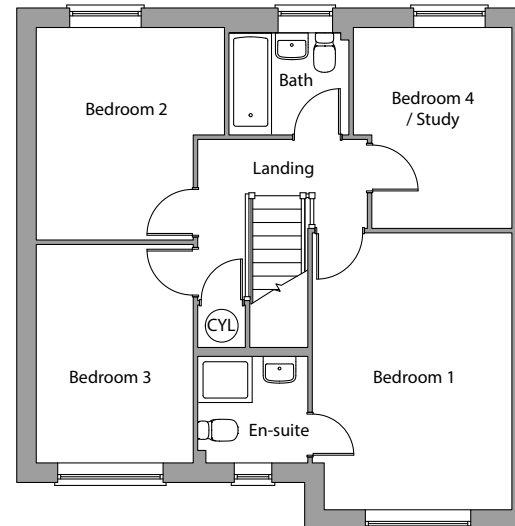


GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.55m* x 3.28m*	18'2" x 10'9"
Kitchen / Dining	6.12m* x 3.94m*	20'1" x 12'11"
Utility	2.78m x 1.67m	9'1" x 5'6"
Cloakroom	1.67m x 1.06m	5'6" x 3'6"
Garage	5.01m x 2.48m	16'5" x 8'2"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.61m* x 3.31m*	15'2" x 10'10"
En-suite	1.82m* x 1.75m*	6'0" x 5'9"
Bedroom 2	3.53m* x 3.10m*	11'7" x 10'2"
Bedroom 3	3.63m x 2.60m	11'11" x 8'6"
Bedroom 4 / Study	3.34m* x 2.62m*	10'11" x 8'7"
Bathroom	1.99m* x 1.70m*	6'6" x 5'7"



Total Area - 1,226 ft²

*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 17, 27 & 52 are handed.

PRE-EPC & ENVIRONMENTAL ASSESSMENT	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>91</p>	<p>90</p>
<p>England</p> <p>EU Directive 2002/91/EC</p>	<p>England</p> <p>EU Directive 2002/91/EC</p>

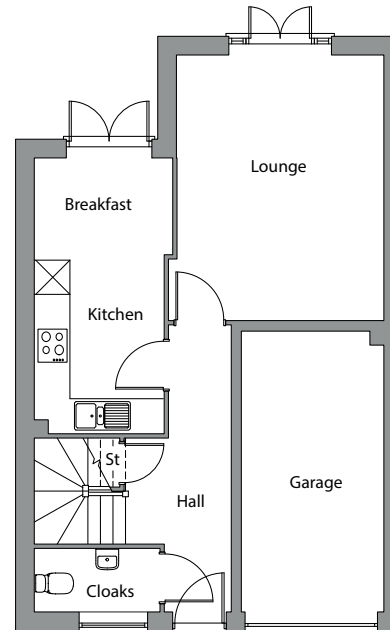
MARFORD 3 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE



The Marford is a lovely family home and has been carefully designed to maximise all available space including an integral single garage.

The modern kitchen / breakfast area has French doors leading out onto the garden, next to which is the spacious lounge also with French doors. There is a handy cloakroom off the hall.

Upstairs, off the landing, is Bedroom 1 with its own en-suite. Completing the floor are 2 more bedrooms, one of which could be utilised as a study, plus a family bathroom.

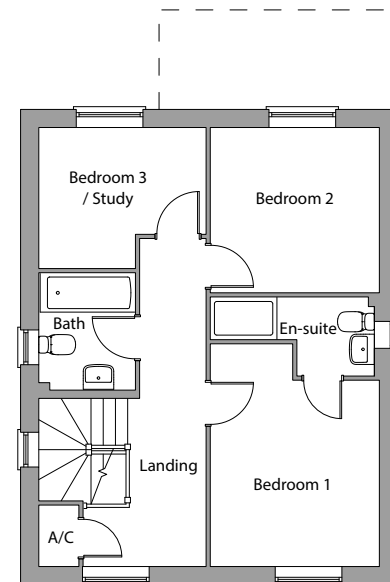


GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.62m x 3.59m	15'2" x 11'9"
Kitchen / B'fast	4.80m* x 2.39m*	15'9"* x 7'10"*
Cloakroom	2.17m x 1.07m	7'1" x 3'6"
Garage	4.92m* x 2.50m*	16'2"* x 8'2"*

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.34m x 3.00m	10'11" x 9'10"
En-suite	2.94* x 1.41m*	9'8"* x 4'7"*
Bedroom 2	3.00m x 2.96m	9'10" x 9'8"
Bedroom 3 / Study	2.97m* x 2.52m*	9'9"* x 8'3"*
Bathroom	2.10m* x 1.70m*	6'11"* x 5'7"*



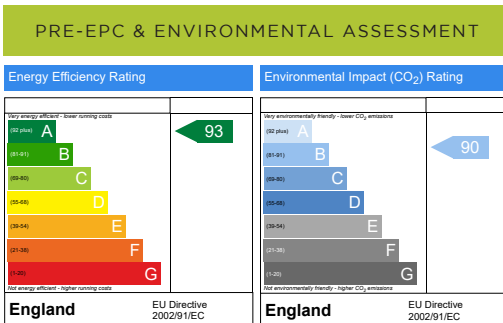
Total Area - 975 ft²

*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 15 is handed.



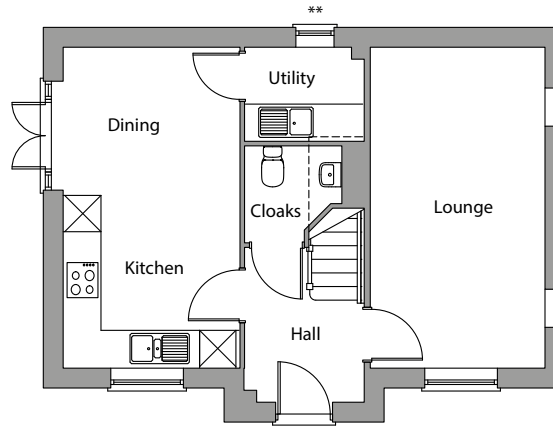
FAIRFORD 3 BEDROOM DETACHED HOME⁺



The Fairford is an impressive 3 bedroom detached home which boasts an attractive dual aspect design as well as offering a traditional appearance.

Off the welcoming hall is the spacious lounge which runs the entire length of the property. Mirroring the lounge is the modern kitchen / dining room which comes complete with a utility. There is also a handy cloakroom.

Upstairs are 3 good-sized bedrooms and a family bathroom. Bedroom 1 has its own en-suite and plenty of space for wardrobes / storage.

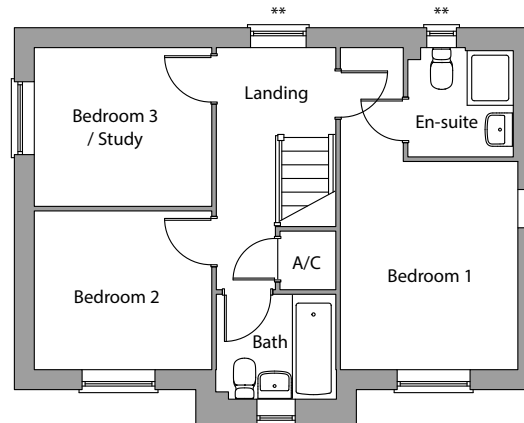


GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen / Dining	5.25m x 2.88m	17'3" x 9'5"
Utility	1.94m* x 1.52m*	6'4"* x 5'0"*
Cloakroom	1.58m* x 1.57m*	5'2"* x 5'2"*

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.39m x 2.88m	11'1" x 9'5"
En-suite	1.76m* x 1.71m*	5'9"* x 5'7"*
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3 / Study	2.88m x 2.57m	9'5" x 8'5"
Bathroom	1.94m* x 1.70m*	6'4"* x 5'7"*



Total Area - 933 ft²

*Indicates maximum dimension

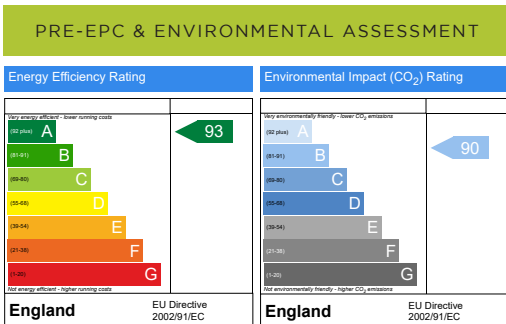
** Windows to plots 9, 46, 67 & 76 only

* Plot 9 with detached single garage

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 21, 47, 67 & 76 are handed.



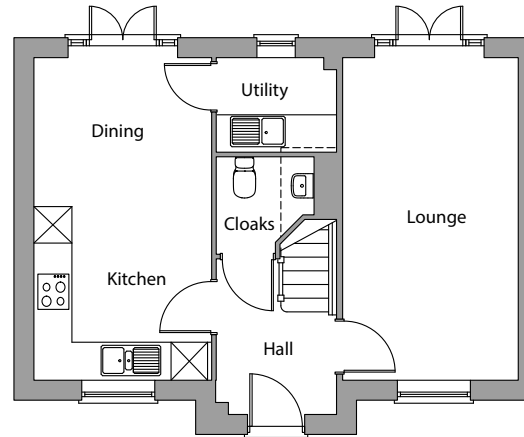
AVIEMORE 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE



The Aviemore is a beautifully proportioned home with a traditional layout that makes the most of the overall space.

The layout on the ground floor includes a spacious lounge with French doors, a cloakroom, utility room and an open-plan kitchen / dining room with French doors that lead out into the garden.

Upstairs are 3 well-proportioned bedrooms and a contemporary family bathroom. Bedroom 1 also benefits from an en-suite.

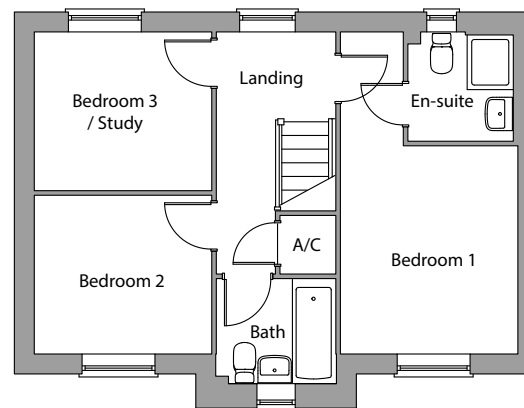


GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen / Dining	5.25m x 2.88m	17'3" x 9'5"
Utility	1.94m* x 1.52m*	6'4"* x 5'0"*
Cloakroom	1.58m* x 1.57m*	5'2"* x 5'2"*

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.39m x 2.88m	11'1" x 9'5"
En-suite	1.76m* x 1.71m*	5'9"* x 5'7"*
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3 / Study	2.88m x 2.57m	9'5" x 8'5"
Bathroom	1.94m* x 1.70m*	6'4"* x 5'7"*



Total Area - 933 ft²

*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 22 is handed.

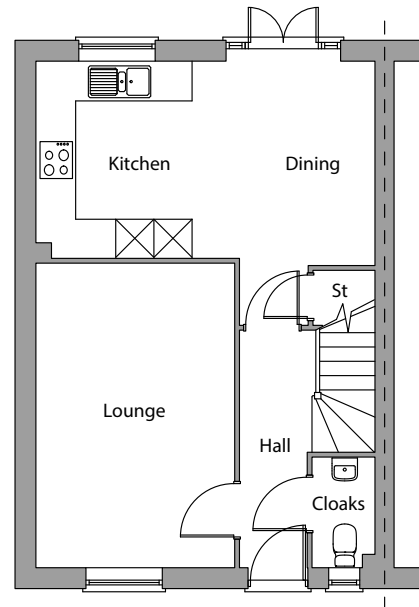
RIPLEY 3 BEDROOM SEMI-DETACHED HOME



The Ripley is a well appointed home ideal for growing families, downsizers or young professionals.

Off the hall is the spacious lounge which overlooks the front of the property. At the rear of the home is the open plan kitchen / dining room which features French doors that open onto the garden. There is storage under the stairs and a convenient cloakroom.

Upstairs there are 3 good-sized bedrooms and a family bathroom. Bedroom 1, with its own en-suite is situated at the rear for added peace and comfort.

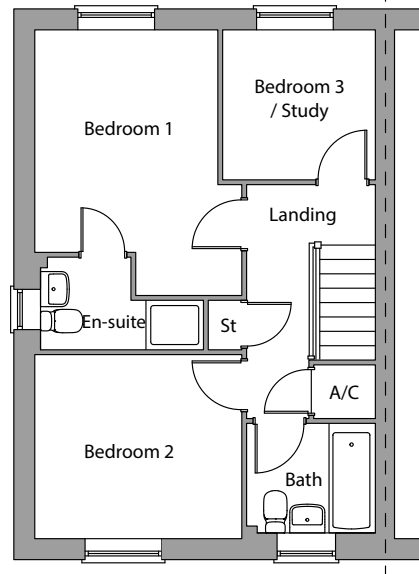


GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.75m x 3.09m	15'7" x 10'1"
Kitchen / Dining	5.28m* x 3.06m*	17'4"* x 10'0"*
Cloakroom	1.70m* x 0.95m*	5'7"* x 3'1"*

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.12m* x 2.83m*	13'6"* x 9'3"*
En-suite	2.54m* x 1.42m*	8'4"* x 4'8"*
Bedroom 2	3.20m x 2.84m	10'6" x 9'4"
Bedroom 3 / Study	2.35m x 2.31m	7'9" x 7'7"
Bathroom	1.98m* x 1.70m*	6'6"* x 5'7"*



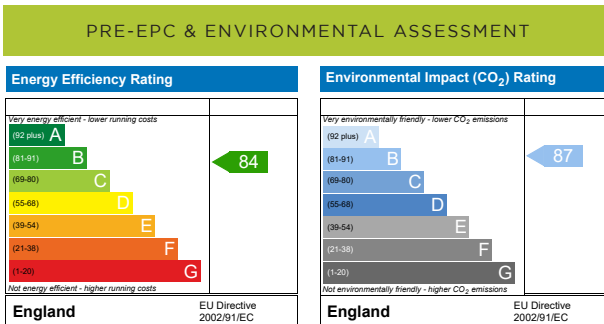
Total Area - 913 ft²

*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 20, 38, 44, 62 & 65 are handed.



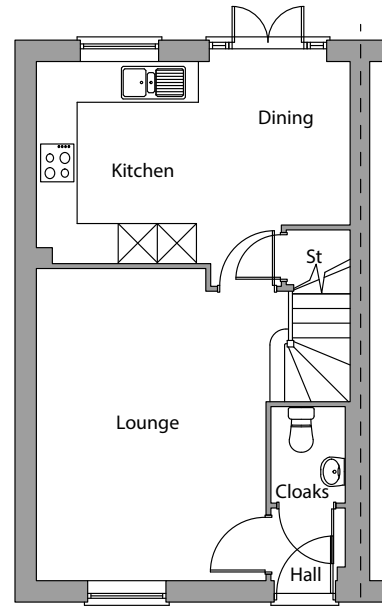
MALHAM 3 BEDROOM SEMI-DETACHED HOME



The Malham is a stylish 3 bedroom property which has been expertly planned to make the most of available living space.

The ground floor offers a kitchen / dining area with French doors onto the garden along with a comfortable lounge, a handy downstairs cloakroom and useful store cupboard.

Upstairs a spacious Bedroom 1 benefits from an en-suite. The second and third bedrooms are served by a family bathroom.

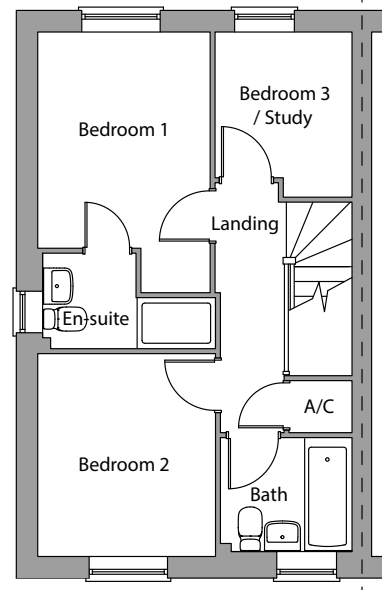


GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.75m* x 3.48m*	15'7" x 11'5"
Kitchen / Dining	4.76m* x 3.06m*	15'7" x 10'0"
Cloakroom	1.45m x 1.11m	4'9" x 3'8"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.92m* x 2.60m*	12'10" x 8'6"
En-suite	2.62m* x 1.41m*	8'7" x 4'7"
Bedroom 2	3.04m x 2.68m	10'0" x 8'10"
Bedroom 3 / Study	2.47m* x 2.06m*	8'1" x 6'9"
Bathroom	1.98m* x 1.70m*	6'6" x 5'7"



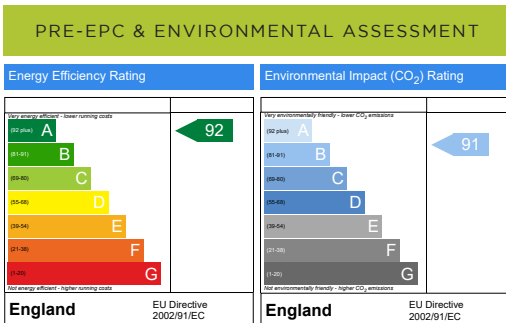
Total Area - 825 ft²

*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 33, 35, 51 & 71 are handed.





GREEN SPACE, LIVING SPACE, YOUR SPACE

SAVE ANNUALLY WHEN YOU BUY NEW



- New build houses are so energy efficient they could save buyers up to £183 on their monthly energy bills, compared with the bills of an equivalent older house.
- An average new house emits just 1 third of the amount of carbon that a typical older house emits. Saving 2.8 tonnes of carbon yearly.
- On average, new build homes use approximately 9,414 kWh a year, as compared to older properties using an average of 21,040 kWh annually. Meaning new builds use 55% less energy a year.
- 85% of new builds have an A or B EPC rating. Just 4% of older properties achieve the same energy-efficiency grade.
- Upgrading an older home to modern standards is very costly. Avoid hidden costs and pricey renovation work with an energy-efficient new build.

Information based on HBF Watt A Save Report July 2023

Statistics from HBF report 2023



OUR PROMISE TO YOU

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Customer Charter sets out our commitment to you, so you can have complete confidence in purchasing an Elan home.

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.

4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial developer's warranty, manufacturers' warranties and the industry regulated NHBC Buildmark cover.

8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost.

BARS & RESTAURANTS

- 1 The Ranken Arms
- 2 Freya's Grill
- 3 Essence
- 4 Oakenhurst Farm
Brewers Fayre
- 5 Turtle Bay
- 6 Mangiamo Tapas
- 7 Flames Bar & Grill
- 8 Artisan Cafe &
Wine Bar

SPORTS & LEISURE

- 9 Darwen Golf Club
- 10 Darwen Leisure
Centre
- 11 Library Theatre
- 12 Jubilee Tower
- 13 Bold Venture Park
- 14 Darwen Market
- 15 Sunnyhurst Wood
- 16 Whitehall Park

RETAIL

- 17 Sainsburys
- 18 Marks & Spencer
- 19 Morrisons
- 20 Tesco
- 21 Aldi
- 22 Boots Pharmacy
- 23 Argos




AMENITIES

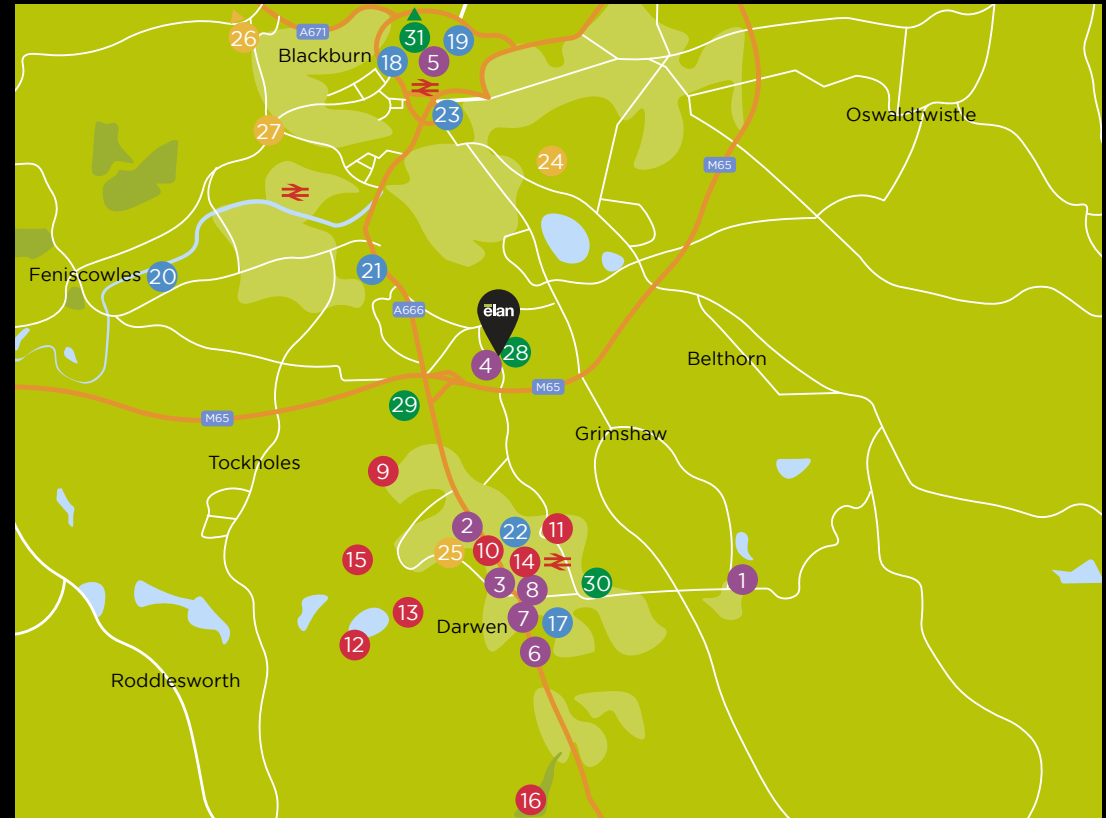
- 24 Royal Blackburn Hospital
- 25 Darwen Health Centre
- 26 The Beardwood Hospital
- 27 Witton Medical Centre

EDUCATION

- 28 Lower Darwen Primary
School
- 29 Darwen Vale High School
- 30 Sudell Primary School
- 31 St James C of E
Primary School

TRAIN STATION


-  Darwen Train Station
(1.8 miles)
-  Mill Hill Station
(2.5 miles)
-  Blackburn Station
(3.5 miles)



All correct at the time of printing



Destinations

	
Blackburn	2.8 miles
Bolton	11.4 miles
Preston	13.4 miles
Rochdale	19.1 miles
Manchester	25.6 miles
Manchester Airport	37.6 miles

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