



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Taylor's Turn, Darwen, BB3 3GU

Offers Over £475,000

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor and outdoor space, modern fixtures and fittings and neutral decoration, this outstanding five bedroom detached property is being proudly welcomed to the market in the sought after location of Darwen. With breath taking views, two bathrooms and added conservatory, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Preston, Bolton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern kitchen diner, office and staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads on to a utility room and open on a fantastic conservatory. The utility room leads on to a WC. The first floor comprises of doors on to four double bedrooms, a single bedroom and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed laid to lawn garden to the rear with Indian stone paving, bedding, access on to a summer house and hot tub, as well as access on to a driveway and garage. To the front there is a wraparound laid to lawn garden with paving areas.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

Taylors Turn, Darwen, BB3 3GU

Offers Over £475,000

 **5**  **2**  **2**  **B**

- Outstanding Detached Property
- Hive Central Heating
- Ample Off Road Parking, Garage and EV Charging Point
- EPC Rating B

- Five Bedrooms
- 24kW Solar Panels Installed
- Tenure Freehold

- Two Bathrooms
- Stunning Rear Garden with Pergola, Hot Tub and Summerhouse
- Council Tax Band E

Ground Floor

Entrance Hall

9'4 x 7'4 (2.84m x 2.24m)

Composite double glazed frosted front door, central heating radiator, smoke detector, solid oak flooring, doors leading to reception room, kitchen/dining area, office and stairs to first floor.

Office

11'7 x 9'6 (3.53m x 2.90m)

UPVC double glazed box bay window, central heating radiator and solid oak flooring.

Reception Room

18'10 x 11'10 (5.74m x 3.61m)

UPVC double glazed box bay window, central heating radiator, television point and solid oak flooring.

Kitchen/Dining Area

22'11 x 14'0 (6.99m x 4.27m)

UPVC double glazed window, two central heating radiators, range of wall and base units with granite effect worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, spotlights, smoke detector, under unit lighting, understairs storage, solid oak flooring, open to conservatory, door to utility and UPVC double glazed French doors to rear.

Conservatory

17'6 x 11'1 (5.33m x 3.38m)

UPVC double glazed windows, central heating radiator, spotlights, television point and solid oak flooring.

Utility

10'9 x 6'1 (3.28m x 1.85m)

Central heating radiator, range of wall and base units with granite effect worktops, stainless steel sink and drainer with mixer tap, integrated washing machine and boiler, extractor fan, solid oak flooring, door to WC and UPVC double glazed door to rear.

WC

6'1 x 2'11 (1.85m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and solid oak flooring.

First Floor

Landing

11'6 x 11'3 (3.51m x 3.43m)

Central heating radiator, loft access, smoke detector, doors leading to five bedrooms, family bathroom and two storage cupboards.

Bedroom One

13'11 x 13'5 (4.24m x 4.09m)

UPVC double glazed window, central heating radiator, fitted wardrobes, television point and door to en suite.

En Suite

7'5 x 7'1 (2.26m x 2.16m)

UPVC double glazed frosted window, central heated towel rail, double direct feed shower enclosed, dual flush WC, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan, spotlights and solid oak flooring.

Bedroom Two

11'10 x 8'6 (3.61m x 2.59m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Three

11'4 x 10'3 (3.45m x 3.12m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Four

10'4 x 10'3 (3.15m x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom Five

9'4 x 6'10 (2.84m x 2.08m)

UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 7'9 (2.49m x 2.36m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and direct feed shower overhead, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and solid oak flooring.

External

Rear

Enclosed garden with laid to lawn, Indian stone paving, stone chip bedding areas, pergola with hot tub, access to summerhouse, off road parking, EV charging point and garage.

Summerhouse

16'7 x 10'3 (5.05m x 3.12m)

UPVC double glazed window, power, lighting, wood effect lino flooring and door to storage space.

Front

Wraparound laid to lawn garden with paving, bedding and solar panels.

