

## Sunnyhurst Lane, Darwen, BB3 1JT

### £379,950

A SPACIOUS THREE BEDROOM DETACHED BUNGALOW WITH GENEROUS GARDEN

Nestled on the charming Sunnyhurst Lane in Darwen, this delightful house offers a perfect blend of comfort and convenience. The property is situated in a peaceful neighbourhood, making it an ideal retreat for families and professionals alike.

As you approach the house, you will be greeted by its inviting façade, which hints at the warmth and character that lies within. The interior boasts a well-thought-out layout, providing ample space for both relaxation and entertaining. Natural light floods the living areas, creating a bright and airy atmosphere that enhances the overall appeal of the home.

The kitchen is designed with functionality in mind, offering plenty of storage, making it a joy for any home cook. Adjacent to the kitchen, the dining area provides a lovely space for family meals or gatherings with friends.

The 3 bedrooms are generously sized, ensuring comfort and privacy for all family members. The bathrooms are well-appointed, featuring contemporary fixtures that add a touch of luxury to your daily routine.

Outside, the property benefits from a lovely garden, perfect for enjoying the fresh air or hosting summer barbecues. The surrounding area is rich in local amenities, including shops, schools, and parks, ensuring that

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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- Impressive Detached Bungalow
- Abundance of Living Space
- Off Road Parking and Garage
- EPC Rating TBC
- Three Bedrooms
- Perfect Family Home
- Tenure Freehold
- Two Bathrooms
- Spacious Gardens to Front and Rear
- Council Tax Band D

### Ground Floor

#### Porch

5'10 x 2'4 (1.78m x 0.71m)

Double UPVC double glazed frosted entrance door, tiled floor and door to hall.

#### Hall

13'6 x 13'5 (4.11m x 4.09m)

Central heating radiator, coving, dado rail and doors to reception room two, three bedrooms, bathroom and shower room.

#### Bedroom One

15'5 x 11'10 (4.70m x 3.61m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Three

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

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

#### Bedroom Two

12'10 x 11'9 (3.91m x 3.58m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

#### Bathroom

7'11 x 4'10 (2.41m x 1.47m)

UPVC double glazed frosted window, central heating radiator, coving, dual flush EC, pedestal wash basin with mixer tap, panel bath with mixer tap.

#### Shower Room

8'2 x 7'11 (2.49m x 2.41m)

Velux window, central heating radiator, cornice coving, feature wall light, high flush WC, pedestal wash basin with mixer tap. direct feed shower in corner enclosure.

#### Reception Room Two

11'9 x 9'9 (3.58m x 2.97m)

Central heating radiator, coving, ceiling fan, dado rail and doors to kitchen and garage and open access to reception room one.

#### Reception Room One

15'11 x 14'1 (4.85m x 4.29m)

UPVC double glazed window, two central heating radiators, coving, dado rail, electric fire and door to breakfast room and UPVC double glazed sliding door to rear.

#### Kitchen

11'6 x 8'1 (3.51m x 2.46m)

UPVC double glazed window, wall and base units, laminate worktops, double oven in high rise unit, five burner gas hob, one and half bowl stainless steel sink with draining board and mixer tap, integrated fridge freezer and vinyl flooring.

### Breakfast Room

8'5 x 7'10 (2.57m x 2.39m)

UPVC double glazed window, central heating radiator, vinyl flooring and UPVC double glazed sliding door to rear.

### Garage

15'11 x 15'1 (4.85m x 4.60m)

Up and over remote control electric, plumbing for washer & dryer and door to rear.

### External

#### Rear

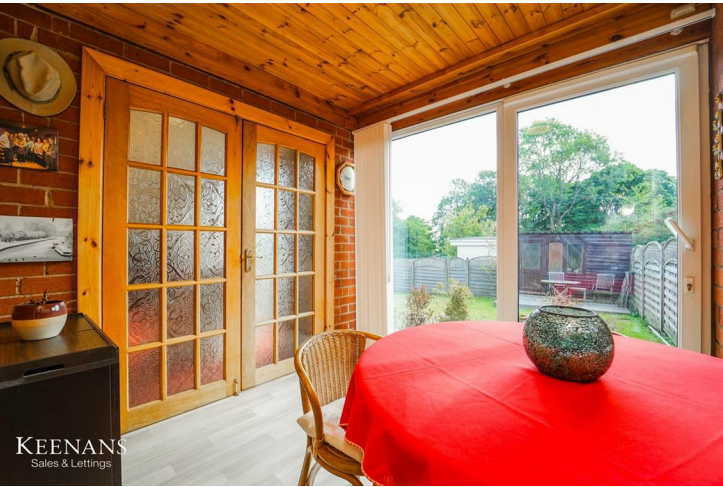
Laid to lawn garden, paving and timber shed.

#### Timber Shed

12'11 x 9'8 (37.16m x 2.95m)

#### Front

Laid to lawn garden, bedding areas and drive leading to garage.



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