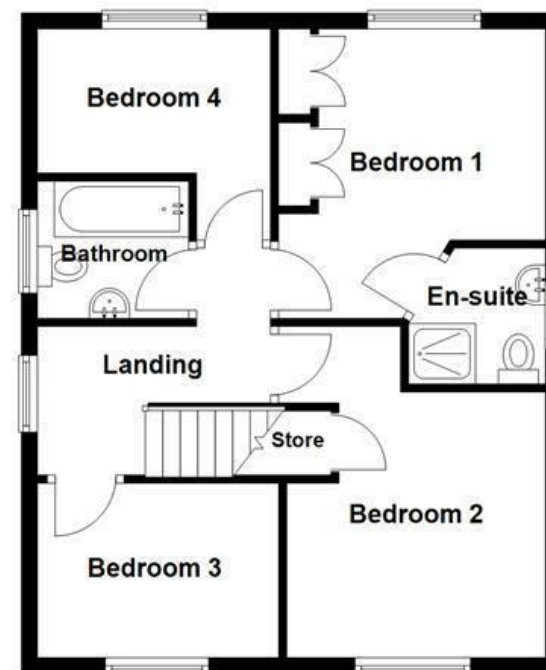


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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.

The Meadows, Darwen, BB3 0PF

Offers Over £289,950

AN EXQUISITE FAMILY HOME

Nestled in the sought-after area of The Meadows, Darwen, this exquisite four/five bedroom detached family home is a true gem. Updated and presented to the highest standard, the property boasts immaculate presentation and a versatile living space that caters perfectly to the needs of a growing family, including those with elderly relatives or teenage children.

The home has undergone thoughtful renovations, showcasing modern fixtures and fittings, neutral decoration, and stylish interiors that reflect a luxurious lifestyle. The current owners have taken great care to create a desirable environment that is ready for you to move straight into, making it an ideal choice for those seeking comfort and elegance.

This property offers off-road parking and features a fantastic converted garage, providing ample space for various uses. With three well-appointed bathrooms, convenience is at your fingertips. The stunning field views and beautiful landscaped gardens to the rear enhance the charm of this home, offering a peaceful retreat from the hustle and bustle of daily life.

Situated in a prime location, this residence is conveniently close to bus routes, local schools, and essential amenities. Additionally, it boasts excellent network links to Blackburn, Bolton, and major motorways, ensuring easy access to surrounding areas.

The Meadows, Darwen, BB3 0PF

Offers Over £289,950

 5  2  2  C

- Exquisite Detached Property
 - Immaculate Presentation Throughout
 - Ample Off Road Parking
 - EPC Rating C
- Four/Five Bedrooms
 - Move-in Ready
 - Tenure Leasehold
- Three Bathrooms
 - Low Maintenance Rear Garden with Summer House
 - Council Tax Band C

Ground Floor

Entrance Porch

3'8 x 2'11 (1.12m x 0.89m)
UPVC double glazed front and door to hallway.

Hallway

15'4 x 6'4 (4.67m x 1.93m)
Central heating radiator, smoke detector, doors leading to reception room one, dining room, reception room two/bedroom five, kitchen, wet room and spindled balustrade staircase to first floor.

Kitchen

11'1 x 9'1 (3.38m x 2.77m)
UPVC double glazed window, range of wall and base units with light oak work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and integrated extractor hood, integrated fridge freezer, space for washing machine or dishwasher, plinth heater, light oak flooring and open to utility.

Utility

5'8 x 2'2 (1.73m x 0.66m)
Central heated towel rail, plumbing for washing machine and space for dryer.

Dining Room

12'9 x 7'7 (3.89m x 2.31m)
UPVC double glazed window, central heating radiator, understairs storage with shelving and lighting.

Wet Room

6'0 x 5'8 (1.83m x 1.73m)
UPVC double glazed frosted window, central heated towel rail, wall mounted washing basin with mixer tap, direct feed shower with fitted glass screen, tiled elevations, ceiling recessed spotlights, extractor fan and non-slip flooring.

Reception Room One

15'3 x 11'6 (4.65m x 3.51m)
Central heating radiator, television point and UPVC double glazed sliding door to conservatory.

Conservatory

9'10 x 9'5 (3.00m x 2.87m)
UPVC double glazed windows, polycarbonate roof, fitted vertical blinds and lino flooring.

Reception Room Two/Bedroom Five

115 x 9'0 (35.05m x 2.74m)
Central heating radiator, wall mounted living flame electric fire, wall floating shelves and UPVC double glazed patio doors to rear garden.

First Floor

Landing

9'8 x 9'5 (2.95m x 2.87m)
UPVC double glazed window, spindled balustrade, central heating radiator, ladder access to fully boarded loft, doors leading to four bedrooms and family bathroom.

Bedroom One

12'3 x 11'0 (3.73m x 3.35m)
UPVC double glazed window, central heating radiator, bespoke fitted wardrobes with fitted rails, shelving and door to en suite.

En Suite

5'10 x 5'8 (1.78m x 1.73m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, mirrored wall unit, tiled elevations and lino flooring.

Bedroom Two

13'2 x 11'0 (4.01m x 3.35m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'11 x 7'0 (3.02m x 2.13m)
UPVC double glazed window and central heating radiator.

Bedroom Four

9'8 x 8'9 (2.95m x 2.67m)
UPVC double glazed window and central heating radiator.

Bathroom

6'4 x 5'10 (1.93m x 1.78m)
UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and overhead direct feed shower and glazed shower screen, vanity top wash basin with mixer tap, dual flush WC, extractor fan, tiled elevations, mirrored wall cabinet and lino flooring.

External

Rear

Enclosed garden with paving, stone chippings, external tap and access to summer house.

Summer House

10'10 x 6'10 (3.30m x 2.08m)

Front

Block paved driveway for up to three vehicles.

