



# PROCTORS

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**16 Jacks Key Drive, Darwen**

**Offers In The Region Of £550,000 Chain Free!**

## LOCATION

From Darwen town centre leave on Bolton Road and continue for approximately one and a half mile, turn left into Jacks Key Drive, at the junction turn right into Jacks Key Drive and the cul de sac is on the right-hand side. The property is on the left-hand side.

## TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.



## 16 Jacks Key Drive, Darwen

A modern, detached residence located at the Bolton end of town, significantly extended and upgraded by the current owners to an exceptional standard. The property offers versatile split-level living with high-quality finishes throughout.

The elegant entrance hallway provides access to a ground floor cloakroom/WC, utility room and integral access to a large double garage with electric doors together with a boiler room, workshop and flexible hobby/storage space. The ground floor features an impressive open plan living, dining and breakfast kitchen with contemporary fitted units and a comprehensive range of 'Neff' appliances, creating a superb space for both everyday living and entertaining.

On the first floor is a stylish living room with bi-folding doors, a vaulted ceiling and a striking feature fire. The principle suite offers a larger than average bedroom (with potential to divide into two rooms if required), together with a fitted dressing room and a contemporary en-suite shower room. Also on this level is an impressive family bathroom with high-level WC, twin porcelain washbasins and a freestanding slipper bath, along with bedroom two, which benefits from its own en suite shower room. The second floor provides two further generous size double bedrooms and a stylish shower room, ideal for family or guests.

The property is finished with oak internal doors (some glazed to maximise natural lighting), an oak and glass balustrade staircase to all floors, PVC double-glazed windows, aluminium bi-folding doors, gas central heating with pressurised hot water system, 'Sonos' multi room sound system, and a smart home technology system. Outside there is a driveway for several cars to the front and to the rear there is a well thought out easy maintenance garden with astroturf and a selection of patios for dining/BBQ, chatting and taking advantage of outlooks over the old reservoir. Viewing is strongly recommended.

### ACCOMMODATION

#### ENTRANCE HALL

Feature oak balustrade with glass panels, tiled floor,

#### CLOAKROOM/WC

Low level WC, wall hung wash basin, radiator, extractor fan, part tiled walls, tiled floor

#### UTILITY ROOM

6' x 5' 6" (1.83m x 1.68m) Stainless steel single drainer sink unit with mixer tap, plumbed for automatic washing machine, under counter space for tumble dryer, part tiled walls and floor



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band E  
Blackburn with Darwen Borough Council  
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## 16 Jacks Key Drive, Darwen

### INTEGRAL ACCESS TO DOUBLE GARAGE

18' 6" x 18' 1" (5.64m x 5.51m) Double electrically operated remote control doors, power, light, door through to;

### WORKSHOP/STORE

28' 5" x 5' 8" (8.66m x 1.73m) Wall mounted gas fired central heating boiler unit, pressurised water tank (enables all hot water to run through the house without loss of pressure), power, light and storage units

### FITTED BREAKFAST KITCHEN WITH LIVING AND DINING SPACES

21' 4" x 21' 3" (6.5m x 6.48m) Fitted contemporary wall and floor units, inset one and a half bowl sink with boiling hot water mixer tap, breakfast bar, built in bottle fridge, inset space for large fridge-freezer, 'Neff' appliances include hide and slide oven, combination oven and microwave, dishwasher and induction hob, spotlighting, two PVC double-glazed windows, PVC double-glazed exterior door

### FIRST FLOOR

Landing, oak balustrade with glass panels

### LOUNGE

20' 7" x 19' 2" (6.27m x 5.84m) Vaulted ceiling with two double-glazed windows (remote controlled), contemporary inset living flame gas fire with recess and power points above for TV, two PVC double-glazed windows, aluminum double-glazed bi-folding exterior doors to rear garden

### MAIN BEDROOM SUITE

#### BEDROOM

27' x 12' 6" (8.23m x 3.81m) Vaulted ceiling with spotlighting and double-glazed remote controlled roof window, aluminum bi-folding doors to rear garden, glazed oak double interior doors through to;

#### DRESSING ROOM AND EN SUITE SHOWER ROOM

16' 2" x 13' 8" (4.93m x 4.17m) PVC double-glazed window, fitted contemporary floor-to-ceiling wardrobes, fitted matching dressing table unit, radiator, open through to;

#### EN SUITE

Larger than average shower unit, vanity basin with storage below, low level WC, vertical radiator, part tiled walls, tiled floor, PVC double-glazed window



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### BEDROOM 2

17' 3" x 15' 3" (5.26m x 4.65m) Measurements up to fitted wardrobes (4 doors), radiator, PVC double-glazed windows, radiator, oak door through to;

### EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, low level WC, vanity wash hand basin with storage below, heated towel rail, tiled walls, tiled floor, round PVC double-glazed windows

### FAMILY BATHROOM

Porcelain twin basins, 'Burlington' high level W.C, free standing slipper bath, feature cast iron radiator, part tiled walls, tiled floor, PVC double-glazed window

### SECOND FLOOR (ALL ROOM CEILING HEIGHTS ARE NOT COMPROMISED)

Landing, vaulted ceiling with double-glazed window, oak balustrade with glass panels

### BEDROOM 3

19' 3" x 12' 3" (5.87m x 3.73m) Vaulted ceiling, two double-glazed roof windows, spotlighting, radiator

### BEDROOM 4

15' 3" x 12' 6" (4.65m x 3.81m) Vaulted ceiling, two double-glazed windows, radiator, eaves access

### SHOWER ROOM

Glazed and tiled shower enclosure, vanity wash hand basin with storage below, low level WC, part tiled walls, extractor fan

### OUTSIDE

To the front there is a large block-paved driveway for several cars, small garden area and electric car charging point. To the rear there is a privately enclosed easy maintenance greyness with astroturf, mature plants and shrubs, a patio overlooking the old reservoir, a patio for 'sun downers and a separate 'dining/BBQ' patio, ideally situated next to the kitchen for practical entertaining

### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

COMPLIANCE Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks



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