Claves.



Martin Drive

Darwen, BB3 2HW

Offers over £400,000

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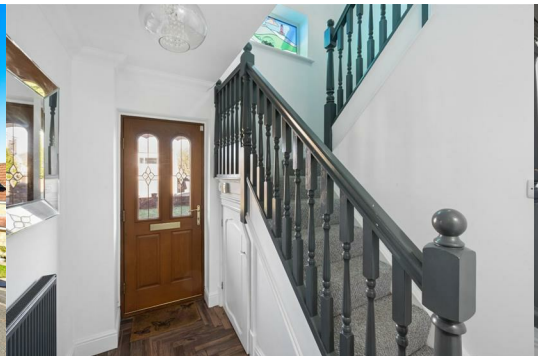
An impressive four-bedroom detached family home, occupying a delightful cul-de-sac position in the highly regarded Cranberry area of Darwen, on the fringe of beautiful open countryside. Offering approximately 1,805 sq. ft. of accommodation, including the integral garage, this is a home that combines generous living space, versatility and an enviable setting, perfectly suited to modern family life.

Tucked away within a peaceful residential setting, the property enjoys an excellent balance between everyday convenience and the natural beauty of its surroundings. With scenic countryside and attractive walking routes within easy reach, the location will undoubtedly appeal to families seeking a more relaxed lifestyle without compromising on accessibility to local amenities.

Internally, the accommodation has been thoughtfully arranged to provide a wonderful sense of space and flexibility. A particularly generous lounge forms the heart of the home, complemented by a separate dining room, kitchen and conservatory overlooking the rear garden. Together, these rooms offer an appealing combination of comfortable everyday living and opportunities for entertaining family and friends.

Upstairs, four well-proportioned bedrooms provide excellent accommodation for a growing family, with the principal bedroom enjoying its own en-suite facilities. A further bedroom also benefits from an







Ground Floor

The accommodation is approached via a welcoming entrance hallway, providing access to the principal ground-floor rooms, staircase to the first floor and a conveniently positioned two-piece WC.

The lounge is a particularly impressive reception room, extending to approximately 22'5" in length and offering excellent proportions for both everyday relaxation and entertaining. A standout feature is the recently completed contemporary media wall, incorporating built-in storage, which creates an attractive focal point whilst providing practical space for family living. With ample room for a variety of seating arrangements and windows to both the front and rear allowing natural light to flow through, this is a wonderfully inviting space in which the whole family can relax and unwind.

Positioned towards the rear of the property, the separate dining room provides a dedicated space for family mealtimes and more formal occasions. Its convenient relationship with both the kitchen and conservatory makes it particularly well suited to entertaining, whilst also presenting opportunities for purchasers who may wish to explore a more open-plan arrangement in the future.

The kitchen offers a practical and well-proportioned space for everyday cooking and food preparation, with access to the adjoining dining room and integral garage. The arrangement provides excellent scope for future adaptation, subject to the necessary approvals, should purchasers wish to create a larger contemporary kitchen and family living environment.

Leading from the dining room, the conservatory provides an attractive additional reception area, enjoying views across the rear garden. With glazing to several elevations and direct access outside, this light-filled space creates a lovely connection between the house and garden, making it ideal for relaxing with a morning coffee, reading or enjoying the changing seasons.

Completing the ground-floor accommodation is the integral garage, measuring approximately 16'6" x 13'7", offering useful space for parking, storage or other practical household requirements.

First Floor

The staircase rises to a central landing providing access to four bedrooms and the family bathroom.

The principal bedroom is a well proportioned double room, measuring approximately 14'9" x 13'1", with a welcoming atmosphere and attractive decorative finishes. Fitted wardrobes provide valuable storage, whilst the window offers natural light and an outlook across the surrounding residential setting.

The bedroom also benefits from its own en-suite shower room, fitted with shower facilities and twin wash basins, providing additional convenience and privacy.

Bedroom two is another excellent double bedroom, measuring approximately 13'5" x 10'10", offering comfortable proportions for a double bed and additional bedroom furniture. The room also benefits from its own three-piece en-suite shower room, providing additional privacy and convenience. This is a particularly appealing feature for families with older children or those regularly accommodating visiting guests.

Bedroom three, measuring approximately 13'7" x 7'10", is another well-presented room, currently arranged as a comfortable bedroom. The space could alternatively lend itself to use as a home office, study or hobby room, depending on individual requirements.

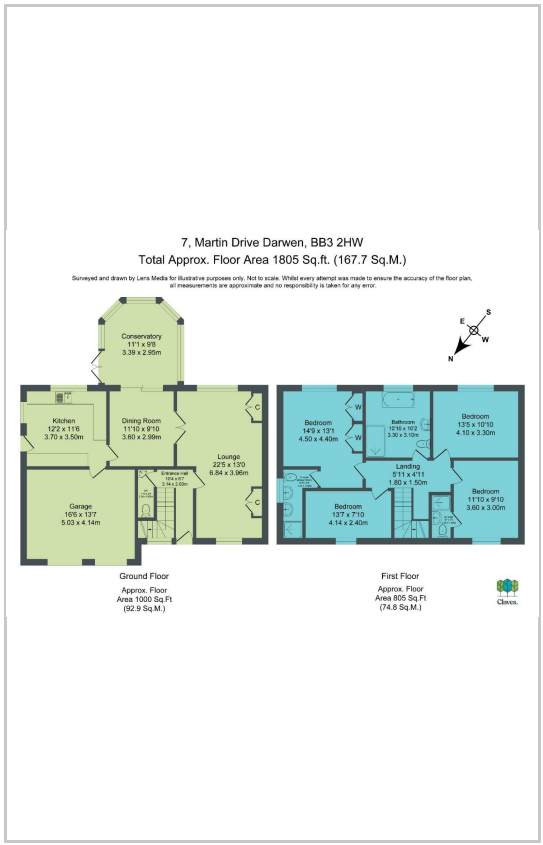
Bedroom four measures approximately 11'10" x 9'10" and provides a further versatile bedroom, currently styled with a striking football theme.

The family bathroom is particularly spacious and offers an impressive range of facilities. Finished in a contrasting monochrome colour scheme, the room features a large Jacuzzi-style bath, separate shower enclosure, wash basin with vanity storage, WC and bidet. Contemporary tiling, chrome fittings and a heated towel radiator complete this well-appointed space, providing a relaxing environment in which to unwind at the end of the day.

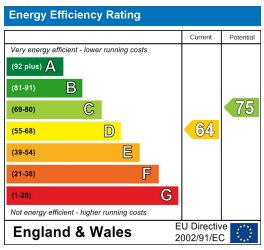
Area Map

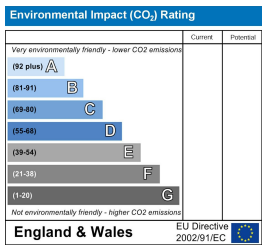


Floor Plans



Energy Efficiency Graph





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