



42 Sunnymere Drive, Darwen

Offers over £525,000

A most impressive and deceptively spacious detached house enjoying an elevated position at the head of this popular cul-de-sac in the Sunnyhurst area of town and boasting extensive views over the surrounding area and beyond towards Pendle and the Yorkshire Dales. This individually designed property has living accommodation over three floors and has five bedrooms, two bathrooms and two cloakrooms. It is stylish with attractive features, including tiled floors throughout the ground floor. There is an impressive open plan lounge and dining area, leading to a large conservatory and playroom, a fully fitted breakfast kitchen and separate utility room. Externally there is a block paved driveway to the front and parking for several cars and a landscaped rear garden, ideal for entertaining with decked and astroturf areas, a garden house with bar and BBQ area and a raised terrace to take advantage of the views. Viewing is essential to fully appreciate.



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LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, turn left into Avondale Road continue across the junction with Harwood Street, Sunnymere Drive is at the very top, turn left and the property is on the right hand side.

TENURE

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

ACCOMMODATION

ENTRANCE HALL

Tiled flooring, radiator with cover, cupboard understairs, PVC double-glazed window.

TWO-PIECE CLOAKROOM

Wash basin, W/C, fully tiled walls and flooring, PVC double-glazed window, radiator.

FULLY FITTED BREAKFAST KITCHEN

19' 2" x 12' 2" (5.84m x 3.71m) Full range of Ivory gloss wall and floor units including drawers, central breakfast island with sink unit, twin built in ovens, induction hob with extractor, dishwasher, stainless steel single drainer one and a half bowl sink unit, spotlighting, radiator, PVC door, tiled flooring, steps to;

UTILITY ROOM

8' 5" x 6' 2" (2.57m x 1.88m) Plumbed for automatic washing machine and tumble dryer, tiled walls and flooring, radiator, PVC door, storage area with gas fired central heating boiler unit.

OPEN PLAN LOUNGE AND DINING AREA

25' 9" x 15' 0" (7.85m x 4.57m) Feature media wall with living flame electric fire, tiled flooring, two radiators, spotlighting, folding doors to;

CONSERVATORY

15' 3" x 12' 2" (4.65m x 3.71m) PVC double-glazed windows, tiled flooring, radiator, PVC double-glazed French doors

PLAY ROOM/OFFICE AREA

22' 6" x 6' 4" (6.86m x 1.93m) Three PVC double-glazed windows and door, tiled flooring, radiator.



Tenure	Freehold
Ground Rent	n/a
Council Tax Band	Band E
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	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.

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FIRST FLOOR

Landing, radiator, spotlighting.

TWO-PIECE CLOAKROOM

Wash basin, W/C, fully tiled walls, PVC double-glazed window

BEDROOM 2

12' 7" x 10' 10" (3.84m x 3.3m) Fitted wardrobes, built in cupboard, radiator, PVC double-glazed window (with good outlooks)

BEDROOM 3

12' 5" x 12' 5" (3.78m x 3.78m) PVC double-glazed window (with good outlooks), radiator

BEDROOM 4

12' 4" x 9' 2" (3.76m x 2.79m) PVC double-glazed window, radiator

BEDROOM 5

13' 0" x 9' 2" (3.96m x 2.79m) PVC double-glazed window, radiator.

FAMILY BATHROOM

9' 3" x 5' 2" (2.82m x 1.57m) Freestanding bath with shower mixer tap, walk in shower with rain forest shower head, wash basin, fully tiled walls and flooring, chrome radiator, PVC double-glazed window.

SECOND FLOOR

MASTER BEDROOM

12' 2" x 11' 10" (3.71m x 3.61m) PVC double-glazed window, beamed ceiling, spotlighting, eaves access

LARGE EN-SUITE SHOWERROOM

12' 3" x 12' 1" (3.73m x 3.68m) Step in shower with rain forest shower head, washbasin, W/C, tiled walls and flooring, three Velux double-glazed windows, eaves access, radiator, superb views towards Pendle and Yorkshire Dales.



Proctors Darwen

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OUTSIDE

Block paved driveway to the front with parking for several cars, landscaped rear gardens with entertaining areas. There are decked and Astro turf areas, a terraced area, BBQ area and tool shed.

GARDEN HOUSE/BAR

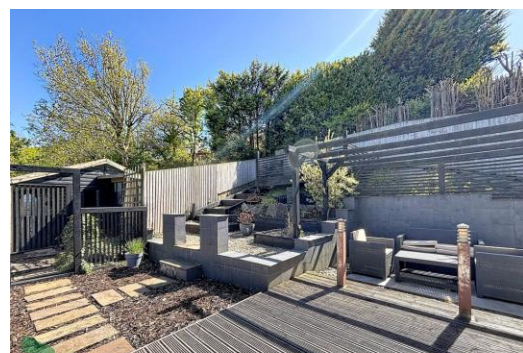
15' 0" x 9' 4" (4.57m x 2.84m)

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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