



The Meadows, Darwen, BB3 OPF

£350,000

A FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME

Nestled in the desirable area of The Meadows, Darwen, this impressive four-bedroom detached house offers a perfect blend of comfort and modern living. Set on a generous corner plot, the property boasts stunning views to the rear, ensuring a tranquil and picturesque setting for your family. Upon entering, you are welcomed into a spacious lounge that provides an ideal space for relaxation and entertaining. The versatile second reception room can serve multiple purposes, whether as a playroom, dining room, office, or even an additional bedroom, catering to your family's unique needs. The modern kitchen diner is a highlight of the home, designed for both functionality and style, while a separate utility room and WC add to the convenience of daily living. The master bedroom is a true retreat, featuring an en-suite bathroom for added privacy and comfort. In addition, three more generously sized double bedrooms provide ample space for family members or guests, ensuring everyone has their own sanctuary. This property is not only a great family home but is also conveniently located close to local schools and motorway links, making commuting and daily errands a breeze. Ready to move into, this house presents an excellent opportunity for those seeking a spacious and well-appointed residence in a sought-after location. Don't miss the chance to make this wonderful property your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Four Bedroom Detached Family Home
- Versatile Second Reception Room
- Ready To Move Straight Into
- EPC - TBC
- Corner Plot With Stunning Rear Views
- Main Bedroom With En Suite
- Council Tax Band - C
- Modern Kitchen Diner With Utility Room
- Four Generous Double Bedrooms
- Tenure - Leasehold

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hallway

13'11 x 5'11 (4.24m x 1.80m)

Central heating radiator, smoke alarm, doors to reception room one, kitchen diner and reception room two/ bedroom five, stairs to first floor, understairs storage, wood effect laminate flooring.

Reception Room One

15'8 x 11'2 (4.78m x 3.40m)

UPVC double glazed window, central heating radiator.

Reception Room Two / Bedroom Five

16'10 x 16'5 (5.13m x 5.00m)

Two UPVC double glazed window, two central heating radiators, smoke alarm, spotlights, UPVC frosted door to rear.

Kitchen Diner

20'3 x 10'8 (6.17m x 3.25m)

UPVC double glazed window, upright central heating radiator, panelled wall and base units, wood effect surfaces, stainless steel sink and mixer tap, four ring induction hob, electric oven, extractor hood, integrated fridge freezer, dishwasher, spotlights, UPVC double glazed door to rear, door to utility, wood effect laminate flooring.

Utility

6'5 x 5'4 (1.96m x 1.63m)

Central heating radiator, panelled base units, wood effect surfaces, plumbing for washing machine, extractor fan, hardwood frosted door to rear, door to WC, wood effect laminate flooring.

WC

5'3 x 3'9 (1.60m x 1.14m)

Central heating radiator, two piece suite comprising of a dual flush WC and a pedestal wash basin with mixer tap, extractor fan, wood effect laminate flooring.

First Floor

Landing

10'9 x 6 (3.28m x 1.83m)

Smoke alarm, loft access, doors to four bedrooms, bathroom and storage.

Bedroom One

15'10 x 10'9 (4.83m x 3.28m)

UPVC double glazed window, central heating radiator, door to ensuite.

En Suite

7'3 x 6'5 (2.21m x 1.96m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap and an enclosed direct feed shower, partial tiled elevations, wood effect laminate flooring.

Bedroom Two

15'11 x 8'4 (4.85m x 2.54m)

UPVC double glazed window, central heating radiator.

Bedroom Three

11'8 x 9'7 (3.56m x 2.92m)

UPVC double glazed window, central heating radiator, fitted wardrobes, spotlights.

Bedroom Four

9'10 x 8 (3.00m x 2.44m)

UPVC double glazed window, central heating radiator.

Bathroom

8'6 x 5'9 (2.59m x 1.75m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap and a panelled bath with mixer tap and rinse head, extractor fan, partial tiled elevations, wood effect laminate flooring.

External

Front

Driveway, laid to lawn garden, mature shrubbery.

Rear

Enclosed laid to lawn garden, decking area, bedding areas.

