

Claves.



## Victoria Gardens

Darwen, BB3 3SS

**£525,000**



A rare opportunity to purchase an executive stone built detached house on a new gated development.

This particular property is arguably one of the most attractive positions on the development, benefitting from a large corner plot which affords a spacious garden and drive, larger than most within the cul de sac. This particular property also benefits from several upgrades, including flooring and premium kitchen appliances, and large family bathroom with suite including a freestanding bath.

This exclusive development is located in a semi-rural yet convenient location with lovely countryside views and easy access to the motorway network via the M65, in addition to Hoddlesden Village and surrounding Darwen & Blackburn with a wide variety of amenities, schools, and transport links. This particular plot also benefits from

Built to a high standard and benefitting from a 10 year build warranty the accommodation briefly comprises of a spacious entrance hall with staircase leading to the first and second floor, downstairs WC, large lounge and impressive open plan living area with fitted German kitchen, dining area and family room. On the ground floor there is also the benefit of a utility room with an internal door leading to the garage.



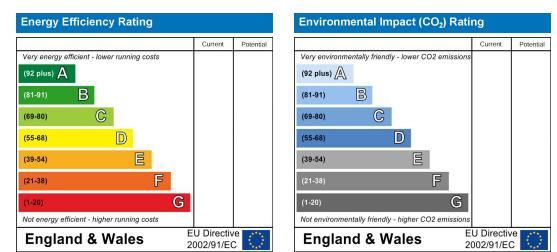
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

### Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.  
 t. 01204 929 940 | e. [info@claves.co.uk](mailto:info@claves.co.uk) | w. [claves.co.uk](http://claves.co.uk)