Claves.

Moorlands Court

Darwen, BB3 3LQ

Offers around £695,000

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A significantly extended and remodelled luxury detached residence, offering approximately 3,900 sq ft of exceptional family accommodation, positioned within an exclusive private gated development and enjoying open countryside views to the rear.

Finished to a high specification, this impressive home provides versatile and beautifully appointed living space, perfectly suited to modern family living. The accommodation briefly comprises three generous reception rooms, including a spectacular open-plan kitchen, dining and family room extending across the full width of the property — undoubtedly the heart of the home and ideal for both everyday living and entertaining. Further ground floor features include a bespoke fitted home office, utility room and two-piece cloakroom.

To the first floor, the property offers six well-proportioned bedrooms, including a stunning principal suite complete with his and hers dressing rooms and a spacious luxury ensuite. Two additional bedrooms benefit from ensuite facilities, alongside a large family bathroom and separate laundry room.

Externally, the property is complemented by beautifully landscaped, low-maintenance gardens designed with a Mediterranean influence, creating a private and tranquil outdoor setting.

Living Space

The welcoming entrance hall immediately sets the tone for the quality and finish found throughout the home, featuring elegant Kardene flooring and a spindle staircase rising to the first floor. From here, access is provided to a stylish two-piece cloakroom and a bespoke fitted home office/study, ideal for modern home working.

Positioned to the front elevation, the principal lounge is a beautifully presented reception room enjoying a large bay window which fills the space with natural light, complemented by a contemporary living flame gas fire creating a warm and inviting focal point.

Undoubtedly the heart of the home is the outstanding open-plan kitchen, dining and family living space spanning the full width of the property to the rear. Designed with both luxury family living and entertaining in mind, the kitchen features bespoke high-gloss cabinetry, premium 30mm Corian work surfaces with inset sink, and a central breakfast bar incorporating an everyday dining table. A comprehensive range of built-in Neff appliances includes twin ovens, steamer, combination microwave oven and a five-burner induction hob with extractor above, alongside fully integrated appliances including fridge, freezer, dishwasher and wine cooler.

Flooded with natural light, the space seamlessly connects to the beautifully landscaped gardens via multiple bifold and patio doors, creating an exceptional indoor-outdoor lifestyle experience. The kitchen opens effortlessly into the dining area and spacious family living area, centred around a charming wood-burning stove which provides an attractive focal point to this impressive sociable space.

Further enhancing the practicality of the home is a separate utility room together with a substantial pantry/store room positioned to the rear of the converted garage.

Beds & Baths

To the first floor, a spacious central landing provides access to all bedrooms and family bathroom, enhancing the excellent flow and proportions found throughout the home.

The impressive principal suite enjoys a stunning feature picture window framing elevated views across the rear gardens and open countryside beyond. Further enhanced by a vaulted ceiling and Velux window, the room offers a bright and luxurious retreat, leading through to separate his and hers dressing rooms fitted with bespoke wardrobes. The spacious four-piece ensuite wet room is beautifully appointed, comprising a large walk-in shower, twin vanity wash basins, low-level WC and a double glazed window enjoying countryside views.

Bedroom two is another generous double bedroom featuring a double glazed bay window and the added benefit of a three-piece ensuite shower room.

Bedrooms three and four are both well-proportioned doubles and share access to a 4pce Jack and Jill ensuite, whilst bedrooms five and six continue the excellent bedroom accommodation, all being comfortable double rooms ideal for family living or guest accommodation.

Completing the first floor is a spacious four-piece family bathroom together with a versatile laundry/playroom, providing additional practicality for modern family life.

Outside Space

Occupying a generous corner plot within this exclusive gated development, the property enjoys an impressive approach via a long brick-paved driveway providing ample off-road parking for multiple vehicles, together with a double integral garage which has been partially converted to create a useful pantry/store room serving the main living accommodation.

The exterior spaces have been thoughtfully designed to create stylish yet low-maintenance gardens extending to both sides and the rear of the property, perfectly complementing the contemporary feel of the home. The private rear garden offers a superb setting for both relaxation and entertaining, featuring a combination of composite decking and Indian stone flagged patio areas alongside artificial lawned sections for year-round practicality.

Designed with a distinct Mediterranean influence, the garden incorporates beautifully rendered curved seating areas centred around an attractive fire pit, creating a striking focal point and ideal social entertaining space.

To one side of the garden, a luxurious hot tub area sits beneath a contemporary louvered pergola with shuttered roof and retractable side panels, providing a sheltered all-season outdoor retreat complete with additional seating areas, Indian stone patios and artificial lawned sections. Altogether, the outdoor spaces provide an exceptional blend of privacy, functionality and modern lifestyle living.

Location

Moorlands Court is a private gated development in a quiet and desirable location on the fringe of the countryside in Darwen, where detached homes sit on generous plots – a great family location.

The amenities of Darwen and nearby country villages are within a short drive, including country pubs, as well as independent shops, supermarkets and restaurants. A range of good schooling is found nearby in both Darwen and the neighbouring towns of Blackburn and Bolton.

For the lovers of the great outdoors scenic country walks are aplenty, as well as a variety of other outdoor activities in the neighbouring West Pennine countryside, including cycling, golf, sailing and equestrian facilities.

For the commuters, access to the national motorway network is relatively quick and easy via junctions 4 and 5 of the M65, and Darwen train station provides both routes to the north, and Manchester to the south.

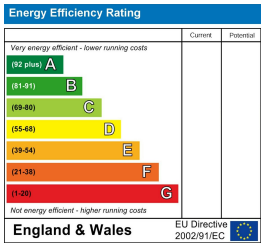
Specifics

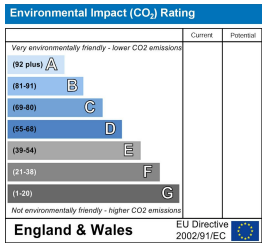
The tax band is E.
The tenure is leasehold.

Area Map

Floor Plans

Energy Efficiency Graph





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