



Pole Lane

Darwen, BB3 3LD

£295,000



Located on the fringe of open countryside at the top of Pole Lane in Darwen, this detached and extended four-bedroom property is an attractive family home with contemporary interiors, far-reaching scenic views, and generous proportions.

Internally, a brief overview of the house includes a porch and hall, lounge, a modern, open plan kitchen/family room, dining room, utility, downstairs shower room, four bedrooms and a family bathroom, while externally the property benefits from an elevated position at the front which creates a subtle privacy, and to the rear is an easy maintenance garden and paved driveway for two cars.



The Living Space

A spacious lounge sits at the front of the home with a large window framing the lovely views, and Karndean LVT flooring grounds the space while complementing the neutral décor and a contemporary Gazco living flame fireplace with remote control. Through to the rear which has been extended and the home opens up into a fantastic open plan living space where cooking, dining, lounging, and socialising come together in one versatile space.

The kitchen benefits from a contemporary design with a range of integrated appliances including induction hob and extractor, oven, steam oven, warming drawer, fridge, freezer, plus a matt black sink with flexi swan neck mixer tap with instant hot water tap and sink macerator. It has everything you need and more! And the integral breakfast bar adjoining the central island creates a great social hub to enjoy with family and friends, whether it's a lazy Sunday breakfast with the kids or a Friday night dinner party with old friends, it's a space that's sure to be enjoyed by all.

Next to the kitchen within the informal lounge area, vaulted ceilings with Velux windows and glass sliding doors give a bright and airy feel, and the sliding doors allow for that indoor-outdoor living on warm summer days.

Back inside and the utility room offers practicality for family life, with plumbing for the washer and dryer, additional storage, and a second sink with drainer – a room that is now considered essential for many! The boiler is also located here, and it's also a handy spot for four legged friends to dry off after wet and muddy walks in the surrounding countryside.

To the front of the house is the second reception room. Again of generous proportions, this room is currently used as a dining room, though is flexible in its use and could alternatively be suitable as a play room for the kids or office for home working.

Bedrooms & Bathrooms

Upstairs are four well proportioned bedrooms, three of which are good sized doubles, and the two at the front benefit from the impressive expansive views. Like downstairs the bedrooms and bathrooms are presented to contemporary standards, and the family bathroom comprises a three piece suite including bath with shower, wash basin and WC. This generous family home also features a second bathroom downstairs next to the utility, which is of modern standards with a walk-in shower with feature tiling and glass façade, wash basin and WC.

The Outside Space

The outside space at 75 Pole Lane is ideal for those who enjoy a touch of gardening but want something low maintenance. The rear garden is a sun trap, it is mostly paved with some raised beds that provide an opportunity for planting for those with green fingers, but is easily manageable if gardening isn't your thing! The rear garden sits next to the private drive with space to accommodate two cars. And at the rear of the house is a footpath that leads up onto Blacksnape playing fields and beyond into surrounding countryside – perfect for scenic strolls.

Countryside Convenience

Situated at the top of Pole Lane in Darwen with far-reaching scenic views, this property's location benefits from an attractive countryside lifestyle while also having all the amenities you'd ever need just a short drive into central Darwen. A great selection of country walks and outdoor pursuits are on your doorstep, junction 4 of the M65 provides convenient motorway access, and Darwen train station connects you to the national rail network.

Services & Specifics

The property is leasehold with a ground rent of £28 per annum.

The lease length is TBC.

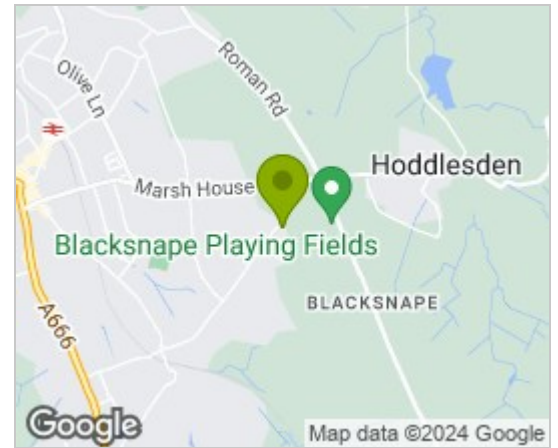
We are advised the freehold is available to purchase for £1,786.

The tax band is E.

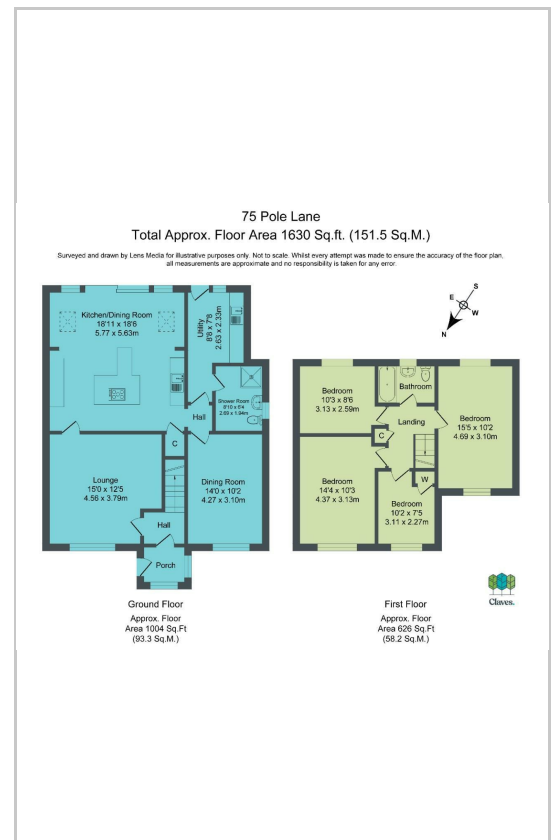
There is gas central heating with a Worcester combi boiler located in the utility.

The loft is part boarded.

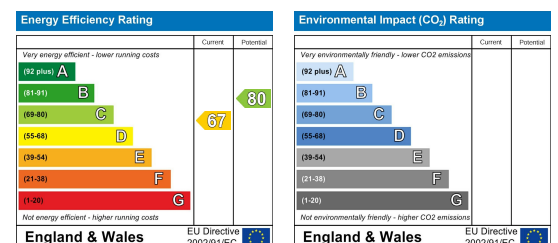
Area Map



Floor Plans



Energy Efficiency Graph



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Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.

t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk