



Little Meadow

Darwen, BB3 3TQ

£240,000



Little Meadow is a tasteful collection of generous, detached, new-build homes on the fringe of open countryside within the locality of Hoddlesden village. The country-style aesthetic of stone elevations and slate roofs are subtle in design and complement the scenic surroundings just perfectly, while the floor plans offer contemporary open plan spaces and great practicality for everyday life. Externally, the plots are well proportioned and benefit from private driveways, garages, and gardens with lawns and patios. All properties will come with a 10-year build warranty.

The homes will boast a high-quality specification throughout, including features such as underfloor heating to the ground floor, Karndean flooring to the kitchens and bathrooms, and electric vehicle charging points. The properties will also benefit from fully integrated kitchens with appliances including an oven, hob with extractor, fridge, freezer, dishwasher, and trendy quartz worktops will finish the design in style, while the bathrooms will be presented with half tiled walls and full tiling around the showers.



Ground Floor



First Floor



Please contact the developer for a list of items to be included. This drawing is a general representation of the plan and does not constitute a contract. Please refer to the full sales agreement. Images are for illustrative purposes only. All dimensions and specifications are subject to change without notice. © 2023 Claves Homes. All rights reserved.

Plot 2

The market value of this property is £300,000 but is being sold at a 20% discount (£240,000) via the local council's affordability scheme - the successful purchaser must apply via the council to qualify for this.

Plot 2 is a stylish three-bedroom home of 1,100 sq ft with a four-piece family bathroom and three-piece shower en-suite to the master. The downstairs living space will comprise a central entrance hall, lounge with bifold doors, kitchen-diner with bay window, utility, and downstairs WC.

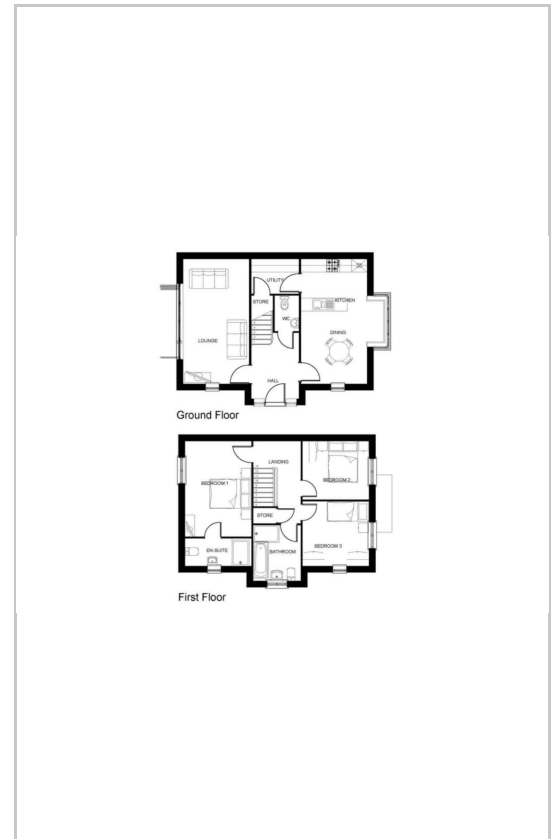
Countryside Convenience

On the fringe of the West Pennines with immediate access to Huddlesden village and easy access to Darwen's amenities and transport links, this sought-after spot has moorland walks and endless countryside on your doorstep. And from a practical perspective everything that a modern family needs is within a short drive... Darwen offers a variety of schools, leisure facilities, supermarkets, restaurants and pubs, as well as the train station and motorway access via the M65. The neighbouring Bolton and Blackburn offer an even wider variety of amenities, and traditional amenities can be found in Huddlesden village and neighbouring Edgworth.

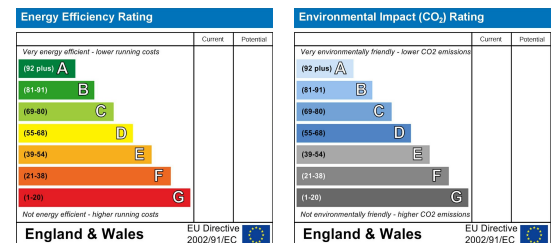
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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