



## The Gardens, Northumberland Close

Darwen, BB3 2TN

£440,000



The Gardens is a secluded new-build development on the edge of open countryside in Darwen, comprising three executive detached homes. Built to a high specification, these properties offer spacious, luxurious accommodation perfectly suited to modern family life. Each home features a unique, contemporary design inside and out, with a notable premium feel from the moment you step inside.

The ground floor includes an entrance hall, lounge, open-plan kitchen/dining/family room, utility room, downstairs WC, and an integral garage. On the first floor, a large landing connects four bedrooms, including a master with en-suite, and a family bathroom. Externally, each house benefits from a double driveway and front lawn, offering attractive kerb appeal, while a large, landscaped garden lies to the rear.



### High-Spec Homes

No expense has been spared in crafting these impressive modern homes. They include high-spec features that enhance both practicality and comfort. These features include underfloor heating on the ground floor, solar panels, EV chargers, thick carpets, tiled flooring, large windows, spotlights and feature lighting, contemporary patterned doors, fully tiled bathrooms with Duravit sanitaryware, and a premium, fully integrated kitchen.

### First Impressions

A large composite front door with glass surround leads into the welcoming entrance hall, giving the first glimpse of the home's impressive interior design and generous proportions. An oak and glass staircase draws the eye upward, while the light, neutral-toned wood-effect tiled floor adds to the airy ambience, inviting you into the open-plan living space at the rear.

### Perfect for Modern Family Life

The open-plan living space is flooded with natural light, thanks to bifold doors and a part-vaulted ceiling with Velux windows. This beautifully bright and airy room is ideally suited to modern family life, where cooking, dining, and relaxing blend seamlessly.

The kitchen features a comprehensive range of integrated appliances, including an induction hob and extractor hood, double oven/grill, microwave, dishwasher, fridge, freezer, drinks fridge, and an inset sink and drainer with feature mixer tap. All are set within stylish two-tone cabinetry and a sleek white, solid granite worktop. The island, with bar seating and feature pendant lighting, makes it a superb social hub for everyday living and entertaining.

A large media wall with smart contrast cladding and feature lighting adds a contemporary touch, making this multifunctional space enjoyable for the whole family. There's ample room for a large dining table—and even a small sofa, if desired. On warm days, the bifold doors can be fully opened to create an effortless indoor-outdoor lifestyle.

In addition to the open-plan area, the front lounge offers a cosy, versatile space—perfect for relaxing in the evenings. Measuring approximately 17 sq m, it feels generous in size and is enhanced by a large, ceiling-height window that reinforces the modern, stylish design.

### Added Practicality

Each home includes a utility room and downstairs WC, conveniently located off the kitchen, with internal access to the garage. This space offers additional worktops and storage, a second sink, and plumbing/ventilation for a washing machine and dryer—ideal for handling wet paws and muddy boots after countryside strolls.

### Bedrooms & Bathrooms

The master bedroom is particularly spacious and features a stylish three-piece en-suite with a large walk-in rainfall shower and inset shelf, a vanity basin with integral storage, and WC. A backlit mirror and chrome heated towel rail complete the sleek, modern design.

The three other bedrooms are well-proportioned, providing generous space for family living. The fourth bedroom would also be suitable as a home office or study, perfect for those who work from home or just want a bit of extra space!

The family bathroom continues the high-end aesthetic with a premium three-piece suite, similar to what you'd expect in a luxury hotel. Two-tone wall tiles and a complementary tiled floor create a warm, stylish atmosphere. The suite includes a designer basin with wall-mounted storage and shelving, a bath with rainfall shower, and WC. Like the en-suite, it also includes a backlit mirror and chrome heated towel rail for both style and functionality.

### Outside Space & Location

In addition to the front lawn and private driveway, each property enjoys a generous rear garden with a spacious lawn and patio area directly accessible from the open-plan living space via bifold doors.

The Gardens is an exceptionally private and peaceful development, nestled on the fringe of open countryside in the sought-after Cranberry area of Darwen. It offers easy access to local amenities and well-regarded schools, making it ideal for families. Nearby, you'll find country pubs, restaurants, and cafés. The A666 is just a minute's drive away, providing quick access to the M65 to the north and M61 to the south. Darwen train station is 5-10 minutes away and offers direct rail links to Manchester and beyond. For outdoor enthusiasts, the nearby Pennines provide endless trails and stunning scenery to explore.

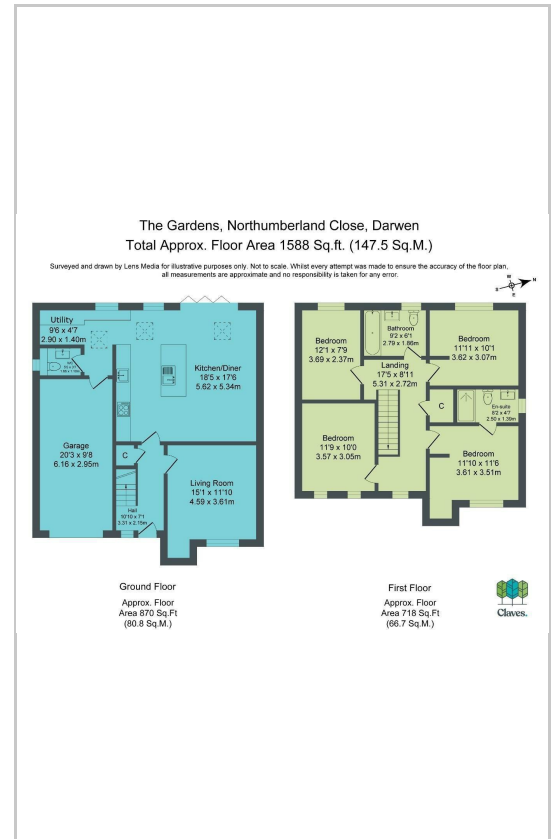
### Specifics

- The tax band is yet to be rated.
- The tenure is freehold.
- The heating is gas powered with a Baxi boiler located in the garage.
- The loft has a pulldown ladder.

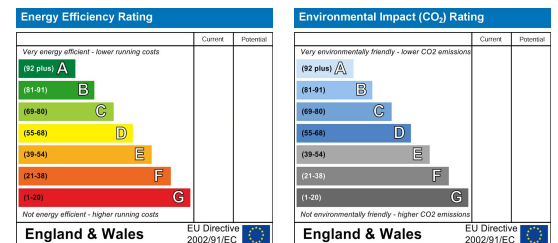
## Area Map



## Floor Plans



## Energy Efficiency Graph



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## Claves.

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