Claves.

# Little Meadow

## Darwen, BB3 3TQ

**£675,000**

5 3 3

Little Meadow is a tasteful collection of premium, 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 throughout, Karndean-style flooring to the kitchens and bathrooms, and electric vehicle charging points. The properties will also benefit from fully integrated kitchens with Neff appliances including an oven, hob with extractor, fridge, freezer, dishwasher, a Quooker tap, 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.

## Plot 5

Plot 5 offers luxurious family living with an abundance of space, totalling approximately 2,800 sq ft of accommodation across a comprehensive floor plan to suit the whole family.

On the ground floor to the rear is a super spacious kitchen and open plan living area with family area/day lounge and informal dining/breakfast area - its perfect for both everday modern family life as well as when hosting family and friends. The kitchen aspect also features a central island with bar which gives it that extra practicality for making it the social hub of the home. Next to the kitchen is also a handy utility and external access door.

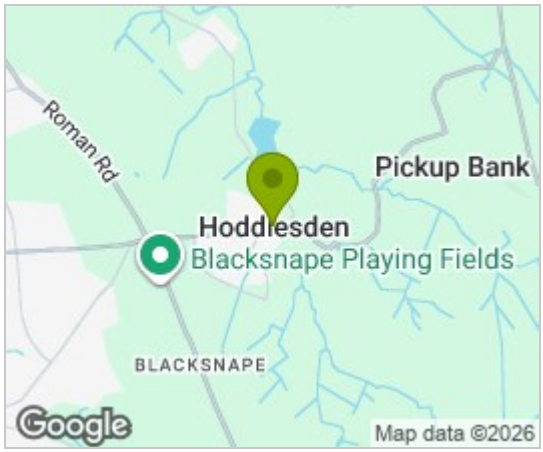
Also on the ground floor is large lounge with bay window, dining room, home office/study, and downstairs WC.

From the central hallway a feature staircase leads to the galleried landing connecting the five double bedrooms. The master benefits from an en-suite with his and hers sink, and dressing room, and the second bedroom benefits from an en-suite too. The three other double rooms share the large family bathroom with four piece suite including bath, walk in shower, wash basin and WC.

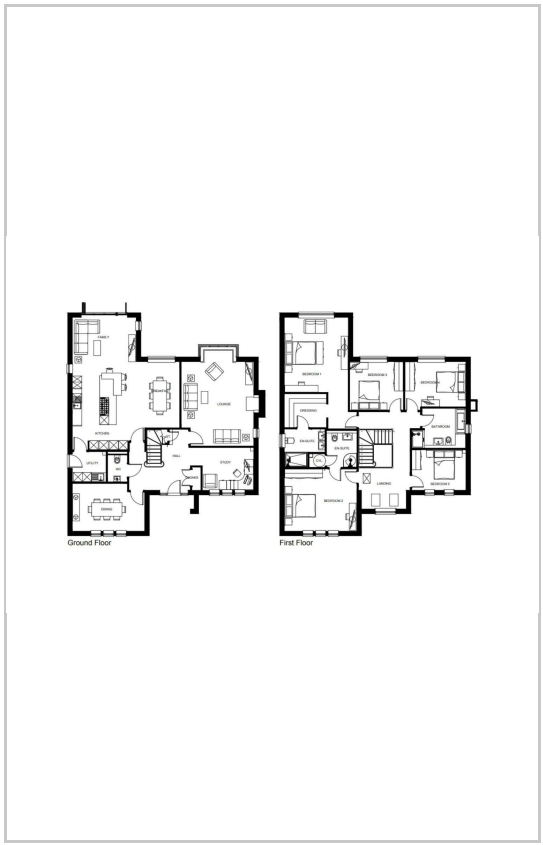
## Countryside Convenience

On the fringe of the West Pennines with immediate access to Hoddlesden 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 Hoddlesden village and neighbouring Edgworth.

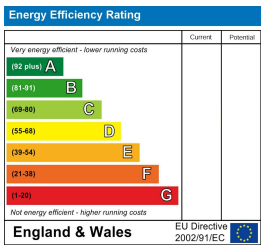
## Area Map

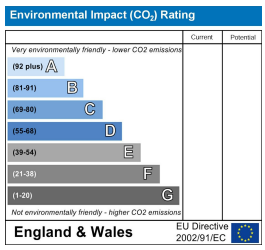



## Floor Plans




## 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 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 | w. claves.co.uk