



Earls Drive

Darwen, BB3 3RD

Offers over £298,000



Perched on the fringe of open countryside within the quiet cul-de-sac that is Earl's Drive in Hoddlesden, this three-bedroom detached dormer bungalow is deceptively spacious and boasts contemporary interiors which are presented in excellent condition throughout. The well-proportioned rooms comprise an open plan lounge-diner, kitchen, three bedrooms and two bathrooms, where the third bedroom is alternatively suitable as a second lounge owing to its position on the ground floor with glass double doors opening onto the back garden. Externally, this lovely home features a tandem drive and single garage, with gardens to the front and rear. Curious? Let's take a closer look...



Step Inside

Pop your car on the drive and you notice the peacefulness of this quiet cul-de-sac tucked away in a corner of the village. Step inside and a central hallway connects the downstairs living space...

Along the full width of the property at the front is the open plan lounge-diner which affords a generous footprint while remaining as cosy as can be. In the lounge aspect a contemporary gas fire with glass façade and refined stone surrounds holds the centre of the room providing a warming glow on colder wintry days, while two windows allow plenty of natural light in too. The room is dressed to a neutral contemporary standard and a lovely thick carpet is felt underfoot.

Across the hallway sits the kitchen which is again well presented to modern standards, where shaker style wood cupboards complement the stainless steel fittings, black worktop and tiled splashbacks. In the kitchen everything's here for you ready to move into, appliances include an impressive Stoves cooker with multiple ovens and a trendy seven plate gas hob with glass surface, Bosch dishwasher, clothes washer, and microwave, plus an American style Samsung fridge-freezer. The sink with drainer and mixer tap sits below the window out onto the drive, and modern spotlights create a bright and airy ambience.

Stroll down the hallway to the rear of the home and the third bedroom or second lounge sits with views onto the garden through the glass double doors. This room is perfect for use as a day room in the summer months to make the most of that desirable indoor-outdoor lifestyle. You can pop your feet up with the doors swung open and enjoy that fresh countryside air. Year-round it's a handy and practical addition you can use as a snug or TV room, or perhaps a play room or home office!

Opposite this versatile room is a spacious bathroom which comprises a four-piece suite with complementary black and white tiling to the floor and walls, and the suite includes a bathtub, walk-in shower, wash basin and WC.

Up the U-shaped staircase with beautiful oak and contrasting black spindles and the landing brings you to two double bedrooms. Both of these bedrooms upstairs are good sized doubles. The part-sloped ceilings add to the character and cosy vibes of the home, and each of the bedrooms benefit from pleasant rural views. Another benefit of the bedrooms upstairs is the fitted furniture, much like the kitchen you can simply move in and unpack your bags! Just off the landing is a handy shower room too, featuring tiled walls and another walk-in shower, plus wash basin with integral storage and WC.

The Outside Space

The property sits in an elevated position behind its front lawn and shrubbery which creates a nice privacy to the internal accommodation. The tandem drive flows down the right hand side of the house leading to the garage, and to the rear is the private garden backing onto open fields. This private outside space to the rear includes a lawn, decking area and elevated shrub beds. The rear garden is a secluded green spot which provides plenty of privacy to enjoy relaxing on warm summer's days with family and friends.

Countryside Convenience

On the fringe of the West Pennines with easy access to Huddlesden and Darwen's amenities and transport links, this sought-after spot has moorland walks and endless countryside literally on your doorstep! And from a practical perspective there's wide range of amenities 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 J4 of the M65. The neighbouring towns of Bolton and Blackburn offer an even wider variety of amenities, and traditional village amenities can be found in Huddlesden and neighbouring Edgworth.

One notably convenient feature about this location is its close proximity to Huddlesden St Paul's primary school, so if you have little ones it's only a minute or two on foot!

Services & Specifics

We are advised:

The property is Leasehold with a ground rent of £20 per annum.

The Leasehold tenure is 999 years from TBC.

The tax band is D.

The utilities are all connected to mains supply.

There is gas central heating with a Vaillant combi boiler located in the garage.

The property is alarmed.

We are also advised that in 2020 the front of the property was fully re-rendered and new windows were fitted throughout.

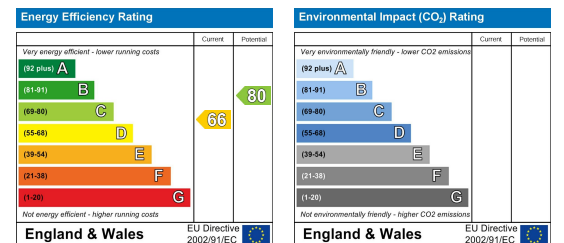
Area Map



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.

Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk