



Earnsdale Close

Darwen, BB3 1RG

Offers around **£340,000**



Situated on a well-regarded, quiet cul-de-sac in the leafy green area of Sunnyhurst, this detached four-bedroom property has a wonderful kerb appeal and is presented in immaculate condition to stylish modern standards, with plenty of space for all the family. A brief summary of the accommodation includes a central hallway, lounge, dining room, kitchen, WC/utility, conservatory, four well-proportioned bedrooms and a family bathroom. Externally the property features a private drive and garage, and lovely gardens to both front and rear.



The Living Space

The central hallway with double height ceiling and gallery landing gives the first glimpse of the bright and airy interiors, with wood-style LVT flooring and large floor to ceiling windows.

Having undergone a recent refurbishment, the lounge is a beautiful modern space with plenty of natural light pouring in from both front and back, and to the front is a lovely bay window and window seat which adds a touch of unique character. The bespoke joinery media wall holds the centre of the room with its standout contemporary style and modern gas fire with glass surrounds, while an archway leads through to the dining room, providing the flow of open plan living while retaining its use as a separate room.

From the dining room a beautiful pair of hardwood and glass doors invites you to the large conservatory at the rear – a space that provides a great amount of additional floor space while being a super private spot to enjoy the garden while being inside.

On the opposite side of the hallway is the kitchen, which features plentiful cupboard space in addition to a range of integrated appliances, including a Bosch double oven/grill and microwave, Bosch four-plate hob and extractor, Bosch dishwasher, in addition to the integrated fridge, freezer, and stainless-steel sink with drainer and swan neck mixer tap. And like the rest of the home is found in excellent condition, with modern contrasting wood worktop and gloss cream cabinetry.

Off the hallway is also the stylish WC/utility, which is a great size and affords extra space as well as the washer and dryer.

Bedrooms & Bathrooms

Upstairs the bedrooms are connected via a gallery landing which again is flooded with plentiful natural light owing to the large windows. The master bedroom is a substantial double with a comprehensive range of fitted furniture, including wardrobes, bedside tables and drawers, and the second bedroom comes complete with similar, albeit a touch more modern!

The two other bedrooms are well proportioned for family life, and like the master and second bedroom are both offered in excellent condition presented to contemporary standards.

Contemporary style continues within the family bathroom, with a sleek black and white design, feature radiator, and tiling to the floor and walls, plus a three-piece suite comprising walk-in corner shower, and a fitted wash basin and WC unit with integral storage.

The Outside Space

In addition to the manicured front garden, drive and garage, the property benefits from a perfectly private garden to the rear too, with a lawn for the kids to play, mature raised beds which offer great potential to those who enjoy their gardening, and loads of secluded space to chill out and enjoy time outside on warm summer days.

The Location

A literal stone's throw from Sunnyhurst Woods, the location of this fantastic family home is lovely and leafy, with scenic strolls aplenty on your doorstep, both through the woods and up onto the moors within walking distance. As well as the attractive green surroundings, the location is highly convenient too, with central Darwen providing easy access to a great variety of amenities including cafes, pubs, restaurants, independent shops, larger supermarkets and retail areas. And for those that need good transport links, Darwen train station and the M65 are both accessible within just a few minutes in the car.

The Specifics

The tax band is E.

The tenure is leasehold.

The lease length is 999 years from October 1975, hence 950 remain.

The ground rent is £25 per annum.

There is gas central heating with an Ideal combi boiler located in the garage.

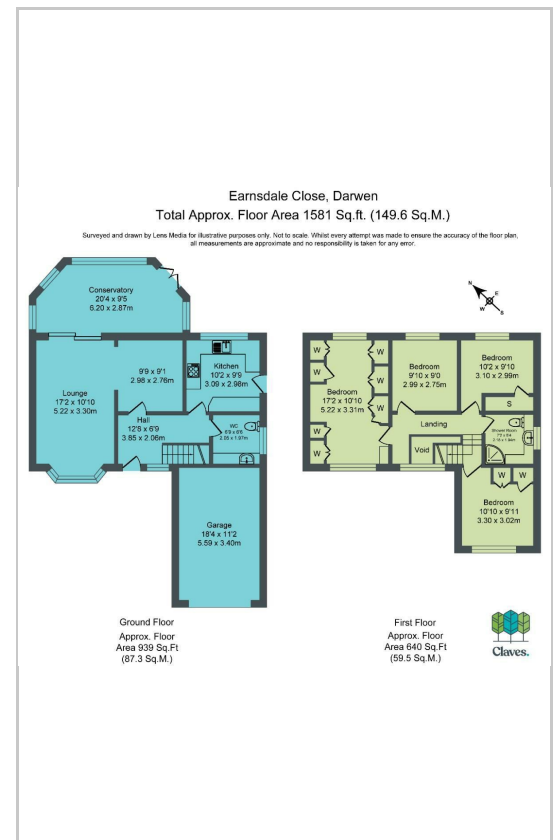
The property is alarmed.

The loft is boarded.

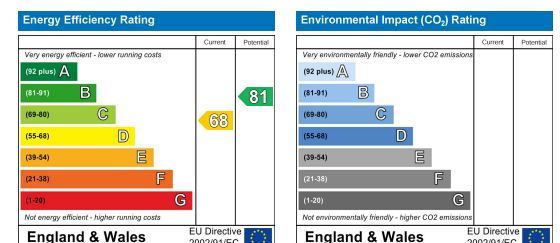
Area Map



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