Claves.



Darwen Road

, BL7 9EB

£289,950

4 2 2 D

Occupying a desirable position within the ever-popular Bromley Cross, this beautifully presented end stone cottage effortlessly combines period character with modern living. Well maintained throughout and enjoying attractive views towards the surrounding countryside, the property offers deceptively spacious accommodation arranged over three floors, making it an ideal home for families, professionals or those seeking flexible living space.

The ground floor comprises a welcoming lounge rich in character together with a superb open-plan dining kitchen, creating an excellent space for both everyday family life and entertaining guests.

The first floor is centred around the impressive principal bedroom, featuring fitted wardrobes, a stylish en-suite shower room and French doors opening onto a Juliet balcony overlooking the rear and surrounding countryside. A further generous double bedroom and a family bathroom complete this floor.

The converted second floor provides an outstanding bonus space, incorporating a substantial double bedroom together with a separate adjoining room currently utilised as a home office. This versatile level is







Living Spaces

A welcoming entrance opens into the charming lounge, where a feature gas stove-effect fire provides a warm focal point, complemented by the property's character and inviting atmosphere. This cosy reception room offers the perfect space to relax and flows seamlessly through to the superb open-plan dining kitchen.

The dining area provides ample space for entertaining family and friends and benefits from a useful built-in storage cupboard together with original stone flag steps descending to a small cellar, ideal for additional storage. Opening effortlessly into the kitchen, this impressive space has been thoughtfully designed with a comprehensive range of contemporary high-gloss cabinetry complemented by quality work surfaces and matching upstands. A full range of integrated appliances includes a double electric oven, four-ring hob with extractor canopy, dishwasher, fridge, freezer, washing machine and tumble dryer, creating a practical yet stylish heart of the home. Completing this impressive space, double French doors open directly onto the rear patio, allowing natural light to flood the room whilst providing a seamless connection between the indoor and outdoor living spaces, perfect for both everyday family life and summer entertaining.

Beds, Baths & Much More

The first floor is centred around the impressively spacious principal bedroom, a well appointed retreat featuring an extensive range of fitted wardrobes providing excellent storage, together with double French doors opening onto a Juliet balcony. From here, elevated views across the surrounding area and neighbouring countryside create a wonderful outlook, whilst a three-piece en-suite shower room enhances the luxury of this superb principal suite.

A further well-proportioned double bedroom is positioned on this floor and is served by a modern three-piece family bathroom, fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC.

A staircase rises to the second floor where the accommodation continues to impress with a further generous double bedroom, ideal for older children, guests or multi-generational living. Adjoining this room is a highly versatile additional space, currently utilised as a home office but equally suited as a playroom, dressing room, hobbies room or study, offering excellent flexibility to suit a purchaser's individual lifestyle. A window frames attractive elevated views across the surrounding landscape, ensuring this floor enjoys an abundance of natural light whilst making the most of its enviable position.

Garden, Driveway & Views!

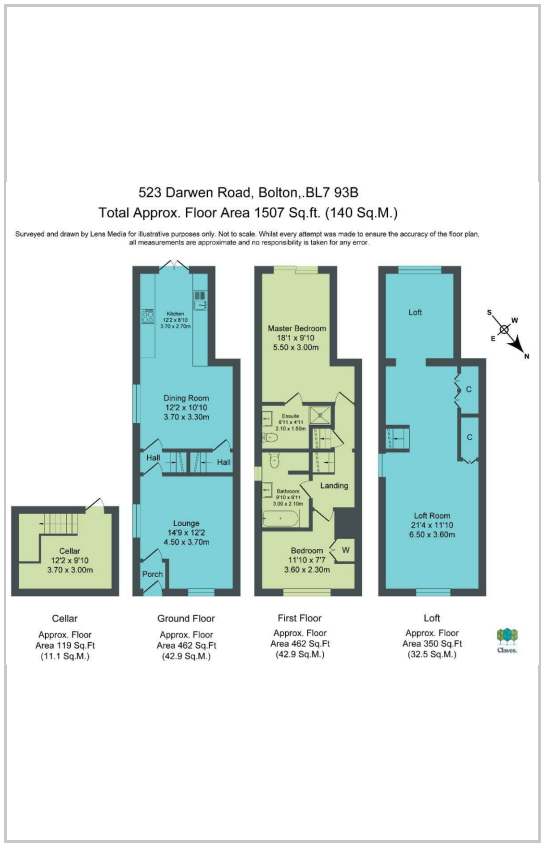
To the rear, the property reveals its hidden gem.

A beautifully landscaped, low-maintenance garden enjoys an enviable sunny aspect and backs directly onto open countryside, providing uninterrupted rural views and a wonderful sense of privacy. The paved seating areas offer ideal spaces for alfresco dining and entertaining whilst mature planting creates colour throughout the seasons. Beyond the garden lies a substantial private driveway providing off-road parking for several vehicles—an increasingly rare and highly sought-after feature within Bromley Cross

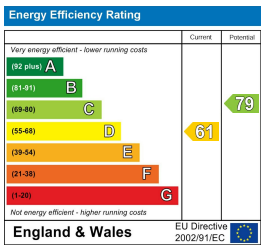
Area Map

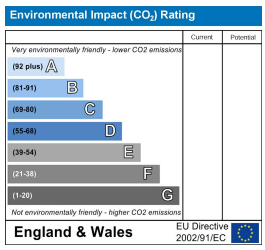


Floor Plans



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