



Belgrave Road

Darwen, BB3 2SF

Offers over £275,000



Offered with no onward chain, this elegant and characterful three-storey, end-terraced, four-bedroom property on Belgrave Road in the sought after Bold Venture area of Darwen, is deceptive in size, providing a substantial amount of space inside and out. The property is ideally positioned in close proximity to the rolling countryside of the West Pennine Moors and next to Bold Venture Park, with a leafy green outlook and gorgeous gardens providing idyllic outside space. A brief overview of the house includes an entrance vestibule, hallway, lounge, dining room, kitchen with garden room area and large pantry cupboards, four large double bedrooms, and two bathrooms.



First Impressions

Oozing with period character yet presented to tasteful contemporary standards, this home is suited to those looking for a charming property where the old and new complement each other incredibly well, creating truly beautiful spaces which the lucky new owners will be privileged to call home.

An abundance of natural light pours into the house through a variety of both large, period-style windows and more modern Velux windows situated within vaulted ceilings. The natural light throughout paired with spacious rooms and high ceilings makes the ambience fresh and bright with a real homely feel, while features such as period fireplaces, picture rails and coving, Lincrusta and original pine doors with decorative feature doorknobs bring variety and unique style to each room.

Externally, the stone framed windows give a nod to the property's heritage, and the elevated position provides a subtle privacy while making the most of the leafy outlook toward Bold Venture Park.

If you are looking for a beautiful period home with plenty of space which you can move into without lifting a finger, this is highly suitable!

The Living Space

Stroll up the front garden path and a feature wood panelled door opens onto an entrance vestibule which leads through the original period door with decorative stained glass into the traditional hallway which has Lincrusta wall coverings that give another touch of period character.

From the hallway the living room is positioned to the front of the house where a beautiful bay window frames views of the woodland greenery opposite, and a second side window streams in more natural light to enhance the bright and airy feel. A unique fossil limestone fireplace houses a multi-fuel stove and holds the centre of the room in a traditional layout and, like each of the other rooms in this house, is presented in excellent condition.

Doors from the front living room open to a dining room of equal proportions situated at the rear, with a traditional chimney breast and fireplace featuring exposed brick work and glazed patio doors opening onto the courtyard-style gardens - ideal for that ever so desirable indoor-outdoor lifestyle. There's an attractive open plan flow between the front living room and rear dining room while having the option to keep the rooms separate if preferred. Plus the kitchen provides more than enough space for dining, so if you wanted to use the dining room for something else, the option is there!

Back into the hallway and the heart of the home lies to the rear - a fantastic kitchen-diner which includes a garden room area and large fitted pantry cupboards and more glazed patio doors which open onto the idyllic gardens. The kitchen itself is a generous size and benefits from integrated appliances including a Siemens oven plus combi-microwave/oven and grill, Bosch dishwasher, washing machine, a De Dietrich five plate gas hob, Britannia extractor and stainless steel sink with drainer and swan neck mixer tap. The solid wood kitchen doors continue the authentic feel and quality finish, and the large pantry cupboards by the patio doors offer generous storage. Owing to its large footprint, the kitchen-diner is a great social hub for both the practicality of everyday life and for socialising with family and friends.

Bedrooms & Bathrooms

Don't be deceived by the unassuming 'end terraced property' label, this beautiful and traditional terraced home is extremely generous upstairs as well as downstairs! With four large double bedrooms and two bathrooms, there's more than enough room here for spacious family living.

On the first floor the master bedroom is situated at the front with tranquil green views toward the neighbouring park and benefits from a walk-in wardrobe, while an original feature fireplace is in keeping with the characterful aesthetic throughout. Two more double bedrooms are also situated on the first floor, the second also features an original fireplace, and the third has a more modern feel with a vaulted ceiling and Velux window that continues the bright and airy vibes, in addition to a very clever mezzanine aspect which is currently used as a TV snug - very cool and likely a teenager's dream bedroom! Before we head up to the second floor, the main bathroom is tastefully finished to a refined traditional style, with Victorian style sink and WC, plus a bath with panelled sides and white tiled surrounds, and a contemporary wall mounted shower head too.

From the first floor landing another staircase invites you to the top floor which is flooded with natural light through three large Velux windows within the vaulted ceiling. Again this fourth bedroom is a genuinely great sized double bedroom where fresh white walls keep it bright and airy, and an imposing chimney breast feature adds texture and brilliant character to the room. This last bedroom on the top floor also boasts its own en-suite with a three piece shower suite - a handy addition for older children or perhaps when hosting guests.

The Outside Space

Quite rare for a property of this nature are the idyllic gardens which span from the front, around the side, and all the way to the back of the house, creating a variety of private places to enjoy recreational time outside.

Elevated from the road, mature hedges and shrubs line the front boundary and add extra privacy, while the front garden path leads up to the front door and to the first garden area laid to an artificial lawn, which is a real sun-trap and also nice and easy to maintain!

From the lawn a tall fence and gate keep the courtyard gardens at the rear super private and secure and create a real 'secret garden' feel. A York stone path bordered by gravel leads up the side of the house past the first private seating area and more mature shrub beds. The second patio, sitting further along the winding stone path and raised flower beds is a place to sit and appreciate the gorgeous outlook all the way down the garden. These gardens are lovely low maintenance outside spaces but offer plenty of opportunities for those with keen green fingers, and are perfect for al-fresco dining, enjoying a fresh coffee in the morning, or indulging in a glass of your favourite bottle with a loved one on summer evenings.

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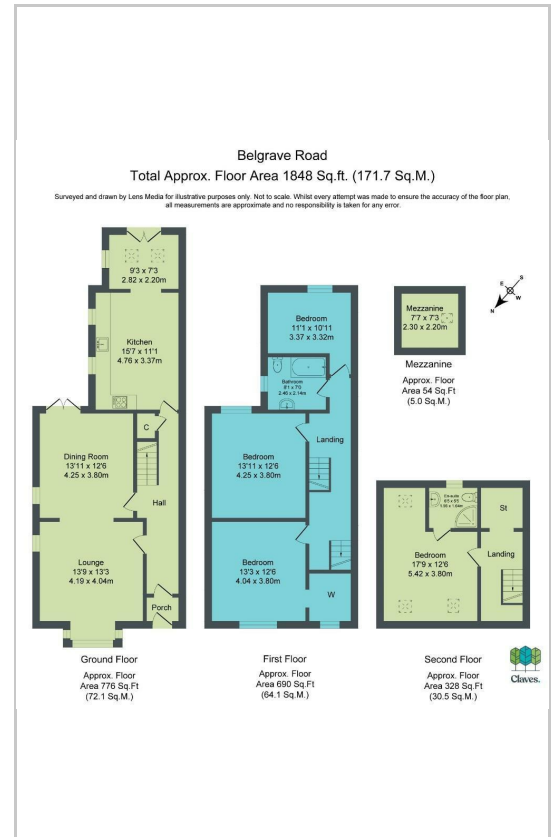
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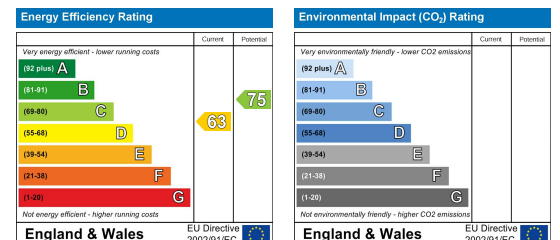
Area Map



Floor Plans



Energy Efficiency Graph



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