



59 Stopes Brow, Lower Darwen,
Darwen, BB3 0QP





ALL IN THE DESIGN!

You could be fooled to think that from the front this property is not spacious or airy, it's far from that! Deceptively spacious with just short of 1,400 square feet of accommodation, many four bedroom new build detached houses are much smaller! Entering via the front porch, an ideal area to slip off your shoes, instantly feeling the warmth from the underfloor heating which is fitted throughout the ground floor. Next is the main lounge which is generous in size, just waiting for your sofas of choice to complement the flexible options in terms of layout. The internal hall boasts the half turn oak staircase with large window flooding lots of natural light up to the first floor, a side door leads to the useful utility room and two piece cloakroom, access to the side patio, perfect for drying your washing, direct from the utility.





WOW, WOW, WOW...

Open the door from the inner hallway to the rear and prepare to be impressed! Sure to be the envy of any guest, as well as being practical for family living and social entertaining. This open plan Kitchen - Dining - Family Room is what every family dreams of having. Instantly, you notice the toasty warm oversized porcelain tiled floor, a space where you can cook, dine and relax. There is lots of natural light due to velux windows with remote controlled blinds in the vaulted ceiling and Aluminium bi-fold doors seamlessly opening up the rear garden and patio. The two tone fully fitted kitchen with complementary worktops and breakfast bar has everything you need fully integrated including an oven, microwave, "Neff" hob, extractor hood above, fridge, freezer, dishwasher and sink unit with flexible mixer tap, even led under unit lighting. There are zones for a dining table and a spacious seating area but ultimately you decide the flow to suit you best. Lit with spotlights and feature industrial style central light, wall lights all individually controlled to allow you to set the mood depending on the occasion.

NO QUEUES FOR THE BATHROOM IN THIS HOUSE

The spacious first floor landing is accessed via the modern chandelier lit staircase leading to the bedrooms. The master suite is of generous proportions with ample space for a dressing area and wardrobes, the three piece ensuite is finished with contemporary high quality sanitary ware with a corner shower cubicle, vanity wash basin, w.c, tiled walls and floor and feature lit fitted mirror. Bedroom two has a small two piece ensuite ideal for any teenager wanting their own space. Bedroom three would fit a double bed also. Finally the luxury family bathroom which has feature tiled elevations and great views from the side window toward Darwen Tower also benefits from contemporary sanitary ware including a 'P' shaped bath with overhead and flexible shower above, vanity washbasin, w.c and feature backlit mirror.

GREAT OUTSIDE SPACE

We anticipate three cars can park on the driveway to the front with paths to both sides, one side is wide and spacious ideal for drying clothes in the summer months. The rear garden enjoys the sun for the majority of the day /evening making this a perfect place for sun worshippers on the brick paved patio, or children playing on the spacious lawned garden. There is extra garden space which is not on the title deeds but has been used by the previous owners of the land for decades so has also been turfed.

FACTS AND FINISHES

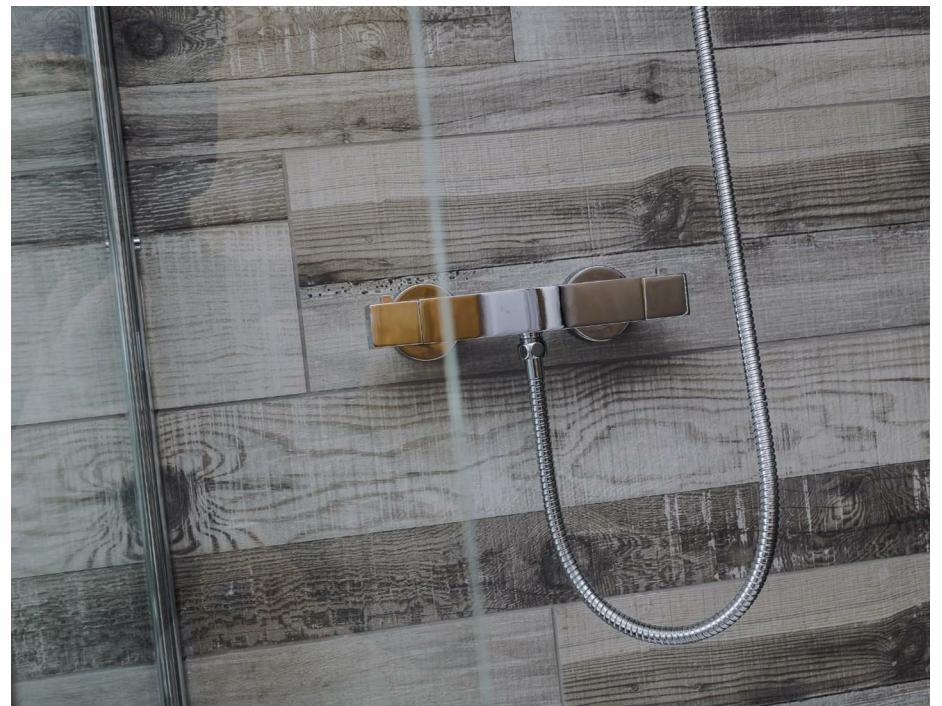




For peace of mind the property comes with a ten year build warranty, CCTV and security alarm system. Carpeted and tiled floor finishes, Zoned Underfloor heating throughout the ground floor, radiators to the first floor. Brushed steel power points, switches throughout, Energy saving spotlights, wall lights, chandelier style downlights all included. You literally need your furniture and away you go !

Tenure is Freehold. Note. A Director of Claves Estate Agents has a vested interest in the sale of this property.

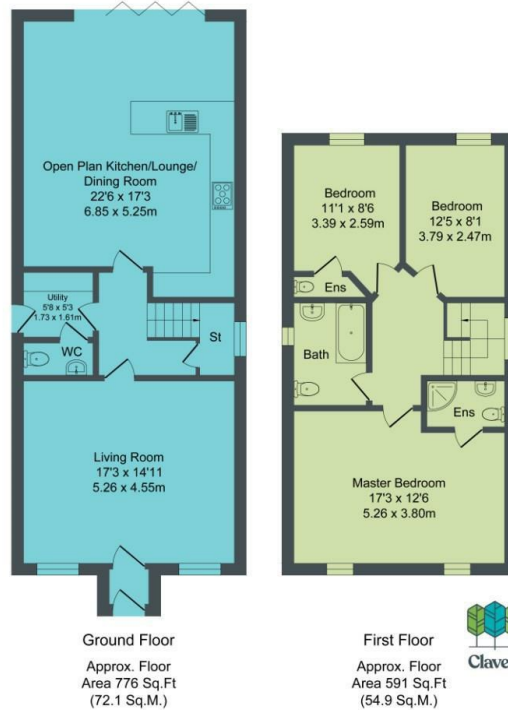




Stopes Brow

Total Approx. Floor Area 1367 Sq.ft. (127.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



THE FINER DETAILS



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