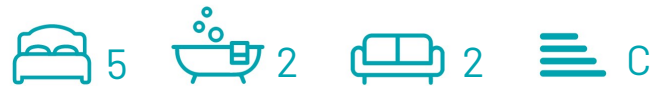




## Park Road

Darwen, BB3 2LJ

Offers over £550,000



Occupying a large, private plot in the leafy green area of Whitehall in Darwen, this detached and extended property has been significantly remodelled and refurbished, creating a spectacular premium home that's well suited for modern family life. Owing to its recent redevelopment, the house showcases fantastic contemporary design, featuring vaulted ceilings to the upper floors, a great sized split-level living area, and a modern kerb appeal with a mixture of render and cladding.

The large plot consists of a private drive and substantial garden to the rear. Internally the accommodation includes a central entrance hall, open aspect kitchen and dining area, large reception room with two sitting areas, study/gym/ bedroom 5, games room, utility room, two WCs, store/cloak room, boot room, family bathroom, four / five double bedrooms, and a double integral garage. The master suite features a huge walk-in wardrobe, dressing area, and four-piece en-suite. The second bedroom also features an en-suite, and a walk-in storage closet. The study/gym is a great size and could alternatively suit use as a fifth bedroom for guests!



## Living Space

As soon as you step inside there's a sense of grandeur due to the high vaulted ceiling and large open aspect living areas, and the engineered oak floor underfoot complements the contemporary design. The large reception room comprising the two sitting areas is situated on an upper level with a stylish glass balustrade that partitions the space from the hall area and the kitchen-diner adjacent. Between the two sitting areas is a set of large glass sliding doors which open onto the rear garden, providing plenty of light for the spaces inside while allowing you to enjoy that sought-after indoor-outdoor lifestyle on warm summer days. One of these sitting areas has a log burner which is sure to give off a cosy warm glow on cold winter days.

Back to the lower level and on the left side as you walk in is the 'downstairs WC' which like the living spaces is presented to stylish contemporary standards. To the right as you walk in is the store/cloak room, and through a small corridor is the versatile room which is currently used as a study and home gym.

The kitchen and dining area is on the lower level too, it is grounded by premium stone tiling and is connected to the reception room on the upper level through the wall opening and glass balustrade, which makes this a fantastic house for socialising and family life, while adding to its unique contemporary design. Within the kitchen are a range of integrated appliances, comprising two ovens, a dishwasher, wine fridge, fridge-freezer, sink with drainer and mixer tap, and ample storage space. The design is fresh and modern, with a Silestone worktop complementing the stylish cabinetry, and its substantial size ensures plenty of room for the biggest of families.

In addition to the large kitchen which adds practicality for family life on its own, the house offers a great amount of extra space via the boot room, utility room, and second WC which both sit within the converted basement below. This area of the house also gives access to the integral double garage, which together with the boot room, utility, and second WC provide an unparalleled level of practicality - perfect for wet boots and muddy paws as the second entrance after strolls in the surrounding countryside!

Also located within the converted basement level is another versatile room, this one much larger! The current owners use this space as a games room which is perfect if you have older children who want to have their own space with friends without them getting in the way of the main living areas. Because of its large size, it would also make a brilliant home cinema. Other uses could be a larger home gym, hobby room, or perhaps even some sort of studio to run a small business from home? The versatility is there, and the choice is yours!

## Bedrooms & Bathrooms

Continuing the spacious modern appeal, all four bedrooms are good sized doubles and provide heaps of space for family life.

The master bedroom benefits from lovely green views onto the back garden, and it's contemporary four-piece en-suite with fully tiled walls and floor includes a freestanding bath, wet room style walk-in shower, wash basin and WC. From the master bedroom a set of stairs leads to the lower basement level where a super-sized walk-in wardrobe and dressing area with inset lighting is hidden! This isn't only impressive with respect to its stylish luxury feel, but it also adds great practicality and a great amount of storage space.

Like the master, the second bedroom is a generous double with a contemporary three-piece shower en-suite, and a walk-in storage closet used as a wardrobe. The third and fourth bedrooms are approximately equal in size and like the others are well-presented to modern standards.

Within the family bathroom the fashionable décor continues, where the walls and floor are presented with stylish stone tiling, and its large size with modern suite again contributes to the appeal of this property as a fantastic family home.

## Outside Space

The property boasts a tremendous amount of privacy to both the front and rear...

At the front, a tall stone wall and the property's slightly elevated position make it feel very private and secure, and the drive provides several spaces for off-road parking, leading to the integral garage on the left of the house.

At the rear, the garden is bordered by mature trees and shrubbery which give it a lovely green feel while keeping it very private. There's oodles of space for enjoying time outside in the summer months, and a great amount of space for the little ones to play safely while you can keep an eye on them from the sitting areas through the glass sliding doors.

## Location

Situated in the lovely suburb of Whitehall, at the foot of the West Pennine Moors and just a stone's throw from the picturesque Whitehall Park, yet only a 5-minute drive to central Darwen, Silverley provides both a beautiful setting and plenty of convenience - the best of both worlds.

A great selection of shops, supermarkets, pubs, cafes, and restaurants can all be found in Darwen nearby, as well as transport links and good schools for the kids, including Ashleigh Primary School which is literally just down the road! It can be accessed within just a minute or so on foot.

An even greater selection of amenities can be found further afield in the neighbouring big towns, including Blackburn to the north, and Bolton to the south. Motorway access is easy via the A666, an Darwen train station connects the town to major cities nearby, including Manchester and Preston. There's also heaps of countryside trails and lovely scenery on your doorstep, making it ideal for those who appreciate the outdoors.

## Specifics

The tax band is E.

The tenure is leasehold.

The lease length is TBC.

The ground rent is TBC.

There is gas central heating with a Worcester boiler and tank system.

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.

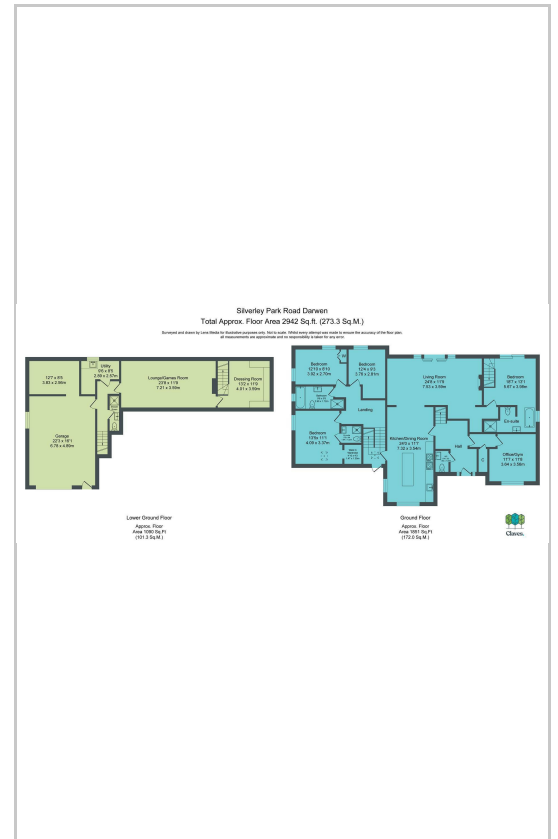


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## Area Map



## Floor Plans



## Energy Efficiency Graph

