Claves.



Holly Tree Close

Darwen, BB3 2NG

£675,000

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Situated within the highly desirable setting of Holly Tree Close in Whitehall, Darwen, this substantial detached family home offers approximately 3,095 sq. ft. of versatile accommodation, comprising six bedrooms, generous reception spaces, an impressive family kitchen, multiple bathrooms, an integral garage, sauna and beautifully established gardens.

What makes this property particularly special is the way it supports modern family living. Whether you're raising young children, accommodating teenagers who need their own space, working from home, or simply looking for room to grow, the flexibility and scale of the accommodation allow the house to adapt as family life evolves.

Located within one of Darwen's most sought-after residential areas, the property combines the convenience of nearby schools, local amenities and recreational facilities with easy access to the surrounding countryside. Moorland walks, cycling routes and open green spaces are all close at hand, creating an ideal environment for families who enjoy an active outdoor lifestyle.

The mature gardens provide a wonderful extension of the living space, offering children a safe and private environment to play, while adults can enjoy entertaining, relaxing and making the most of the peaceful







Flexible Family Living

The welcoming entrance hall creates an excellent first impression, providing a natural connection between the home's principal living spaces and setting the tone for the generous accommodation that follows.

The main reception room is bright, spacious and comfortable, with attractive timber flooring and a contemporary fireplace creating a welcoming focal point for family gatherings. A second substantial living room provides valuable flexibility, allowing different generations of the family to enjoy their own space while remaining connected. It could serve equally well as a children's playroom, media room, teenage lounge or additional entertaining space.

The formal dining room is perfectly suited to family celebrations and entertaining, while glazed doors help create a natural flow between the various living areas.

At the heart of the home is the impressive kitchen, featuring an extensive range of timber cabinetry, quality integrated appliances, generous worktop space and a central island. Designed with family life in mind, it provides the perfect setting for everything from busy weekday breakfasts to weekend gatherings with friends and relatives. Extensive glazing floods the room with natural light and creates a wonderful connection with the garden beyond.

The adjoining conservatory-style dining area offers a bright and inviting space for informal family meals, homework sessions or simply enjoying views across the garden throughout the year.

Practicality has not been overlooked. The utility area provides valuable storage and laundry facilities, while the adjoining shower room offers additional convenience for busy households.

A further ground-floor room currently arranged as a bedroom/office provides excellent flexibility. It could be used as a dedicated home office, playroom, hobby room, guest accommodation or study area, allowing the home to evolve as family requirements change over time.

The integral garage provides further space for parking, storage, bicycles, sporting equipment and family essentials.

Sleeping Quarters

Upstairs, the property continues to impress with five well-proportioned bedrooms arranged around a central landing, creating a comfortable and private family environment away from the main living accommodation.

The layout has been designed to provide flexibility for families at every stage. Whether accommodating young children, teenagers, guests or those requiring dedicated study or home-working space, there is room for everyone.

The principal bedroom provides a peaceful retreat and benefits from generous en-suite facilities, offering privacy and comfort at the end of a busy day.

A further bedroom also enjoys en-suite facilities together with the added luxury of a sauna, creating a unique space that older children, guests or visiting family members are sure to appreciate.

The remaining bedrooms are all versatile spaces that can easily adapt as family circumstances change, providing excellent opportunities for children's bedrooms, study areas, guest accommodation or hobby rooms.

With six bedrooms in total, the property offers a rare level of flexibility, ensuring that families have the space they need both now and in the years ahead.

A Private and Established Garden

The gardens are undoubtedly one of the property's standout features. Beautifully established and surrounded by mature trees, attractive planting and well-maintained lawns, they provide a wonderful setting for family life outdoors.

The generous lawned areas create an ideal environment for children to play, from football and garden games to family gatherings and summer celebrations. The sense of space and privacy is immediately apparent, creating a safe and enjoyable outdoor environment that can be enjoyed throughout the year.

Mature borders and established shrubs add colour, character and seasonal interest, while a gently curving pathway edged with stone leads through the garden, creating an attractive journey through this impressive outdoor space.

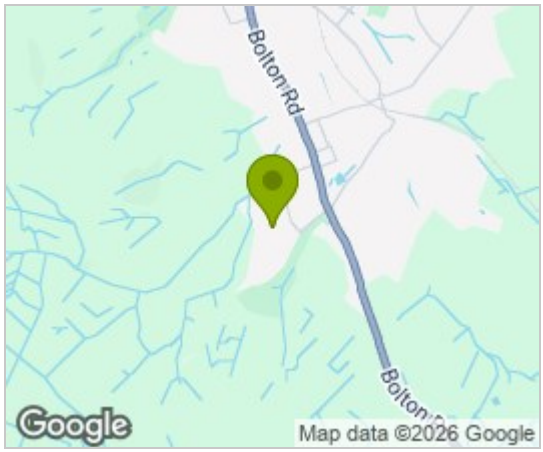
Whether enjoying morning coffee in the sunshine, hosting friends and family during the warmer months, or simply relaxing amongst the mature planting, the gardens provide a peaceful backdrop to everyday life.

With a wonderful balance of practical lawned space and attractive landscaped areas, the gardens perfectly complement the generous accommodation within the home and are sure to appeal to families who value both indoor and outdoor living.

Specifics

Tenure: Leasehold
Ground Rent: £25 per annum
Council Tax: Band E
Security: Lodge security burglar alarm and CCTV system with four cameras, professionally serviced
Heating: Gas central heating via two separate boilers — one conventional boiler and one combination boiler

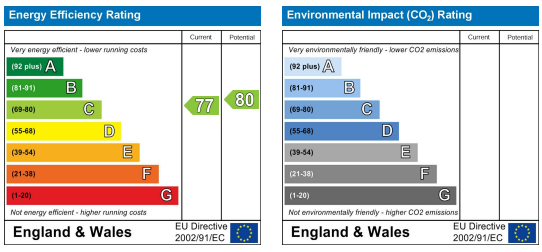
Area Map



Floor Plans



Energy Efficiency Graph



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