



Beaumont Way

Darwen, BB3 3SG

Offers over £300,000



Welcome to this perfect family home... 4 double bedrooms, 3 reception rooms, a spacious corner plot with a large drive and fab back garden, plus an integral garage... All within a highly desirable and convenient location in Darwen. This property ticks all the boxes of a great family home, with scenic views over the moors and Darwen tower too. Let's take a closer look!



Ideal For Family Life

A front porch sits at the bottom of the large drive and welcomes you into the home, while providing a spot to keep shoes and coats out of the way. The porch leads into the central hallway which connects the downstairs living areas, as well as providing two substantial storage cupboards.

A guest WC sits to the immediate left of the hallway – always handy for busy family life and accommodating guests! The property benefits from 3 reception rooms which offer versatility and choice. A dining room sits to the right at the front, and the main lounge, kitchen, and large conservatory sit along the rear.

The kitchen features plenty of storage space, plus a range of integrated appliances, including a fridge-freezer, double oven, 4 plate electric hob with extractor, dishwasher, wine cooler, and a modern black sink with chrome mixer tap. Each room downstairs has a generous footprint and is finished to a contemporary standard, while providing scope for light cosmetic upgrades if you wish!

Beds & Baths

A spacious landing links the 4 double bedrooms and 4 piece family bathroom including bath, shower, wash basin, and WC. All rooms upstairs are generous in size too, meaning there's plenty of space for the whole family! The two larger doubles sit to the rear and afford expansive scenic views over the moors and Darwen tower, and the master benefits from a 3 piece en-suite shower room and walk-in storage cupboard. Plus one of the doubles at the front comes with the added benefit of fitted wardrobes.

Outside Space

Owing to its large corner plot, this home comes with an abundance of outside space! The large drive sits at the front which can accommodate several cars. The integral garage offers more storage space plus a spot for dad to tinker. Or perhaps you would convert this garage to an internal room?

To the rear of the home is the fabulous garden, featuring several parts, including a decking area outside the conservatory that's perfect for BBQs and lounging in the sun, a lower patio, a substantial lawn for the kids to play, and there's a greenhouse for those with greenfingers too! The garden receives sun all day long owing to its south facing position, so you'll be able to enjoy plenty of sunny garden days in the approaching summer months.

Location! Location! Location!

Situated on a contemporary development near the countryside in Darwen, this lovely home is close to all the amenities a family would need... Schools, leisure facilities, country pubs, restaurants, road and rail links are all within a short drive. What more could you want?

Services & Specifics

We are advised:

The property is heated via gas central heating, with a Ravenheat combi boiler located in the garage.

The property's services are all on mains.

The property is alarmed.

The property is leasehold with a ground rent of £100 per annum.

The property has an integral garage, and a large drive to accommodate several cars.

The property has a loft which is accessed via the landing.

The garden is south facing.

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.

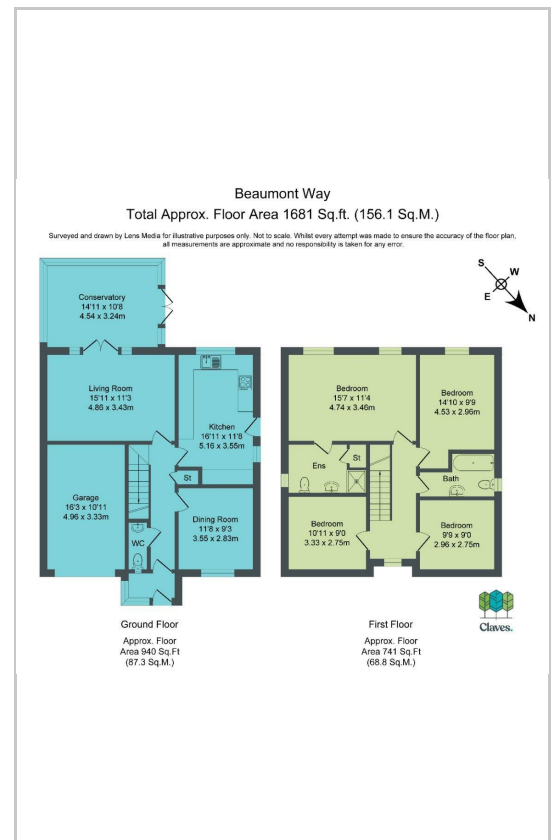
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Area Map



Floor Plans



Energy Efficiency Graph

