Claves.

Little Meadow

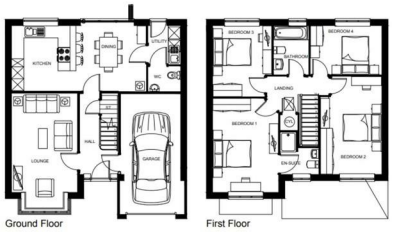
Darwen, BB3 3TQ

£370,000

4 2 1

Little Meadow is a tasteful collection of premium, detached, new-build homes on the fringe of open countryside within the locality of Hoddlesden village. The country-style aesthetic of stone elevations and slate roofs are subtle in design and complement the scenic surroundings just perfectly, while the floor plans offer contemporary open plan spaces and great practicality for everyday life. Externally, the plots are well proportioned and benefit from private driveways, garages, and gardens with lawns and patios. All properties will come with a 10-year build warranty.

The homes will boast a high-quality specification throughout, including features such as underfloor heating throughout, Karndean-style flooring to the kitchens and bathrooms, and electric vehicle charging points. The properties will also benefit from fully integrated kitchens with Neff appliances including an oven, hob with extractor, fridge, freezer, dishwasher, a Quooker tap, and trendy quartz worktops will finish the design in style, while the bathrooms will be presented with half tiled walls and full tiling around the showers.



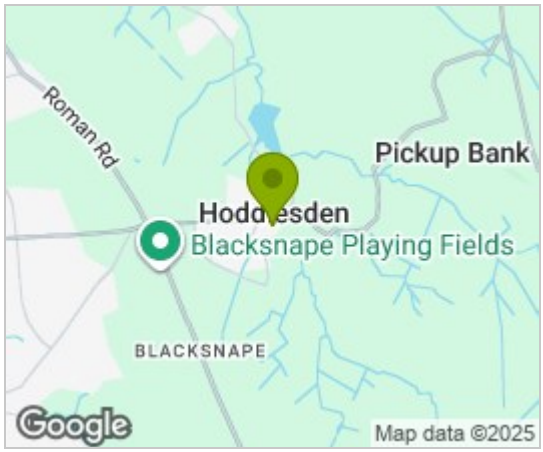
Plot 3

Plot 3 is a spacious four bedroom family property with integral garage and approx. 1,300 sq ft of internal accommodation. The downstairs living space will comprise a central entrance hall, front lounge, open plan kitchen/diner/family room spanning the full width across the rear with bifold doors opening onto the garden, plus utility and guest WC. Upstairs the central landing will lead to the four double bedrooms, with a three-piece shower en-suite to the master, and the family bathroom with a contemporary three-piece suite.

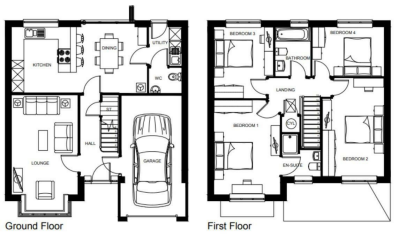
Countryside Convenience

On the fringe of the West Pennines with immediate access to Hoddlesden village and easy access to Darwen's amenities and transport links, this sought-after spot has moorland walks and endless countryside on your doorstep. Within walking distance is an Ofsted rated 'outstanding' primary school. And from a practical perspective everything that a modern family needs is within a short drive... Darwen offers a variety of schools, leisure facilities, supermarkets, restaurants and pubs, as well as the train station and motorway access via the M65. The neighbouring Bolton and Blackburn offer an even wider variety of amenities, and traditional amenities can be found in Hoddlesden village and neighbouring Edgworth.

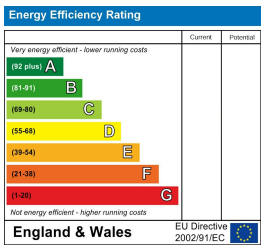
Area Map

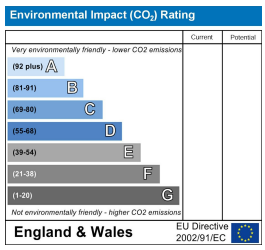


Floor Plans



Energy Efficiency Graph





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