



Victoria Gardens

Darwen, BB3 3SS

£695,000



Boasting a superb corner plot next to a babbling brook with uninterrupted rural views, this executive, detached property is situated on a newly built, gated development, surrounded by beautiful scenery while having easy access to Darwen, Blackburn and the motorway network.

The accommodation is set over three floors and includes an entrance hall, large lounge, an open plan kitchen, dining and living space, utility and downstairs WC, larger than average double garage, five generous double bedrooms with an en-suite to the master, and two bathrooms. The plot is equally as impressive as the house, arguably the best plot on the development! It boasts heaps of space with a huge drive, front lawn, plus the rear garden which features a spacious lawn and outdoor seating area backing onto the tranquil setting of open countryside.



Exquisite Standards

The property has been built to exquisite standards with a stylish modern finish throughout, from the luxury kitchen, underfloor heating and bespoke walnut staircase with large feature window, to the signature Aluminium front door, executive-style internal walnut doors and designer radiators, plus top quality sanitaryware and LVT flooring that comes with a lifetime warranty! It's fair to say that absolutely no expense has been spared.

Luxurious Family Living

Through the grand front door, the entrance hall gives the first impression of the generous proportions throughout, and the large window on the stairs pours in an abundance of natural light, creating a fresh and airy feel.

To the right of the entrance hall is a large living room with a set of grand glass sliding doors that open to the back garden. The room is super generous in size, providing oodles of space for the largest of families.

The open plan kitchen, dining and living space is situated on the other side of the hall, where more of the enormous glass sliding doors continue to frame the lovely scenic outlook. The kitchen has been designed with nothing but the best in mind, where a solid marble worktop sits atop the hand-painted, hardwood, in-frame cabinetry. There's a comprehensive range of integrated, high-quality appliances, featuring a Neff oven, microwave, warming drawer, and four-plate induction hob with inset extractor, Candy 50:50 fridge-freezer and dishwasher, plus an inset Caple sink with tap, and seamless drainer carved into the marble. Within the kitchen, the island with raised breakfast bar makes this space perfect for socialising, with feature mood lighting above that finishes the interior design just perfectly.

Adding to the practical elements of this property, from the kitchen is access to a spacious utility, which leads further to the downstairs WC, integral double garage and two external doors. The utility design matches that of the top of the range kitchen, and integrated appliances include an additional Candy 50:50 fridge-freezer, Hoover washing machine and Candy dryer, plus an extra Caple sink.

Bedrooms & Bathrooms - First Floor

Up the beautiful walnut staircase with glass balustrades, the first floor consists of a large landing, master bedroom with en-suite, two good sized double bedrooms and a family bathroom. The views from every single one of the bedrooms are simply stunning!

The master boasts an extremely generous size with a Juliet balcony overlooking the serenity of neighbouring countryside. Its en-suite is equally spacious and is fully tiled with a stylish contemporary finish and three-piece suite with walk-in shower, vanity basin with storage, and WC.

The family bathroom is presented to the same high-quality modern standards as the master en-suite, with fully tiled walls and floor and a four-piece suite comprising bath, walk-in shower, vanity basin and WC.

Bedrooms & Bathrooms - Second Floor

Notable aspects of the second floor are the sloped ceilings with huge skylight windows that take full advantage of the scenic views. On the second floor are two more double bedrooms and a shower room, providing even more space to meet the demands of modern and luxurious family living.

One of the bedrooms even has a snug or study area, perfect for a teenager who wants to have a bit more of their own space, whether it be chilling with friends or studying for exams. The fifth bedroom makes for a fantastic guest room, or a large and rather spectacular home office.

Outside Space - Front

In keeping with the executive stature of this property, the drive is a great size and will easily accommodate 4 or 5 large cars, and the attached double garage has two electric doors with a larger than average footprint. Further parking or external storage space is also available down the side of the house, ideal for motorhomes and the like. The house is set back from the cul-de-sac behind a manicured front lawn, and the paved footpath to the front door contributes to the already impressive kerb appeal of the front elevation.

Outside Space - Rear

It will be difficult to find a property which has such an incredible rear aspect like this - with the brook trickling by and the uninterrupted views of the rolling fields, you have your very own idyllic countryside haven! Despite its open aspect at the back, it's a very private spot, and it's sure to be a delight in the summer months with family and friends. Although it's a spacious and attractive garden, it's conveniently low maintenance too, comprising of a large lawn and outdoor seating and dining area. For gardening enthusiasts, there's still plenty of potential to exercise your green fingers!

Location

This new, gated development is in the scenic location of Waterside, just a few minutes from the village of Hoddlesden in Darwin. There's a truly premium feel where large stone-built properties sit behind front lawns and private drives, and the rural surroundings ensure a quiet and peaceful setting.

Junction 4 of the M65 is accessible within 10-15 minutes, making it an ideal location for those who need to commute but prefer a more rural lifestyle. Darwin and Blackburn provide a wide variety of amenities within a short drive, from country pubs to restaurants and bars, large supermarkets and independent shops, leisure facilities and good schooling options.

Closer to home in Hoddlesden, there's a village shop and deli, plus the well-regarded Ranken Arms pub and restaurant. Hoddlesden St Pauls CE Primary School with pre-school is an excellent school and is also located here.

Specifics

The tax band is TBC.

The tenure is freehold.

There is an Evcc EV charger on the side of the garage.

The property has a Mitsubishi air-source heat pump, with water-based underfloor heating to the ground floor, and radiators to the first and second floors.

There is a 10 year build warranty.

The living spaces and all bedrooms are wired for internet and TV.

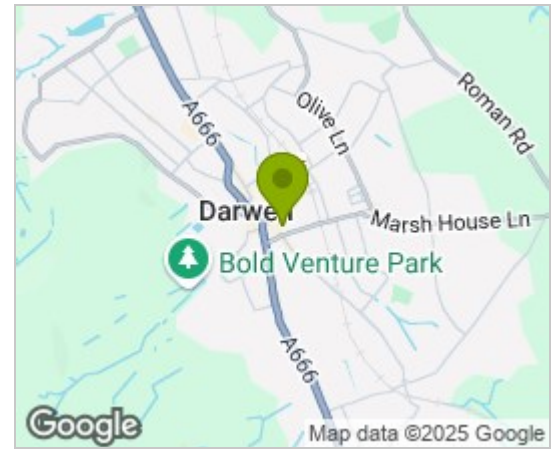
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Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.

t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

