



Claves.



## Little Meadow

Darwen, BB3 3TQ

£330,000



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.



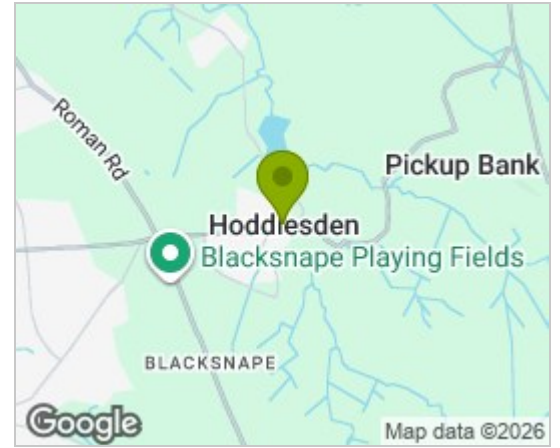
## Plot 4

Plot 4 is a handsome four-bedroom property with detached garage and approx. 1,140 sq ft of internal accommodation. The downstairs living space will comprise an 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 WC. Upstairs the central landing will lead to the four bedrooms with a three-piece shower en-suite to the master, and the family bathroom with a contemporary four-piece suite including bath, walk-in corner shower, wash basin and WC.

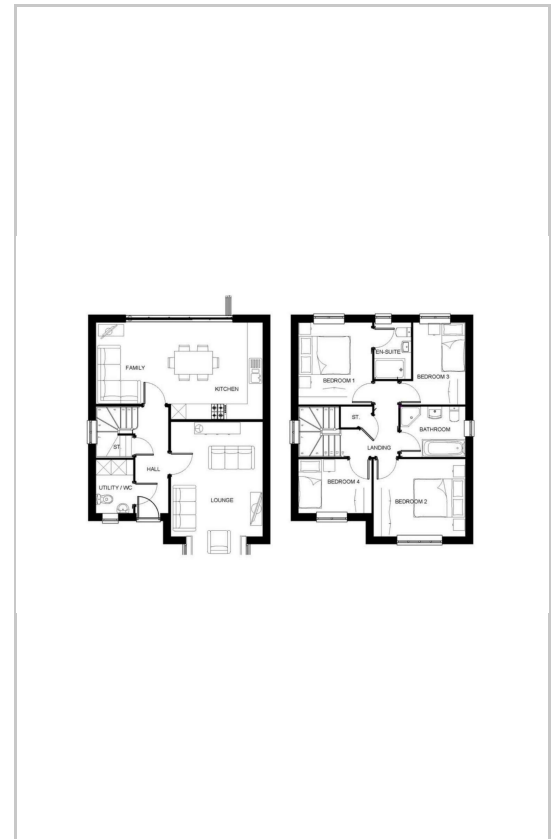
## Countryside Convenience

On the fringe of the West Pennines with immediate access to Huddlesden 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 Huddlesden village and neighbouring Edgworth.

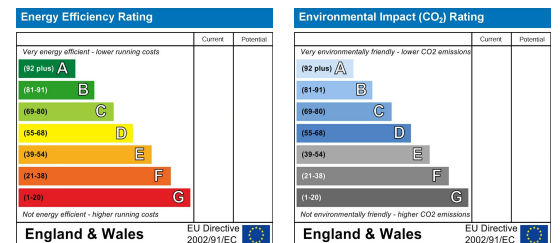
## Area Map



## Floor Plans



## Energy Efficiency Graph



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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