



Spring Meadows

Darwen, BB3 3JS

£299,950



Welcome to Spring Meadows – a well presented and desirable development of contemporary properties situated between the sought-after residential areas of Cranberry and Blacksnape, Darwen. No.20 is a 3-bedroom detached home with driveway, front lawn, private rear garden and detached garage, and internally showcases 2 reception rooms, kitchen-diner, guest WC, plus 3 double bedrooms with an en-suite to the master, and family bathroom. And this property has the benefit of being offered with no onward chain! Let's take a look inside...



The Living Space

This lovely family home welcomes you with open arms into its spacious hallway grounded by Karndean flooring. A handy downstairs WC is situated at the end, and the main living spaces are situated either side. Where to peek first?

A generous lounge spans the full width of the property at the front, which is a homely family room to sink into the sofa and unwind with loved ones. A bay window overlooks the front lawn, and a gas fire with contemporary fireplace adds a cosy touch.

There's an attractive flow at the rear of the home where the bright and airy kitchen-diner flows onto the conservatory leading further onto the garden – a brilliant setup for daily life as well as entertaining family and friends. Like the rest of the home the kitchen is found in excellent condition, where walnut-style cupboards with inset kickboard lighting complement the Amtico flooring and stainless-steel fittings. A Bosch double oven and grill sits integrated within the units with a complementary extractor hood. Other appliances include a freestanding Bosch dishwasher, washing machine, and American-style fridge-freezer which can be purchased upon separate negotiation if desired.

From the kitchen the conservatory with a true glass ceiling offers a beautiful spot to enjoy the garden while enjoying the inside warmth. A bright and airy space, this room could be used as a dining room, second lounge, or perhaps a play space for the children? Whatever your preference, the choice is yours, and this additional reception room is a great addition to an already well-proportioned property.

Bedrooms & Bathrooms

Back into the hallway and up the stairs where three double bedrooms and main bathroom make this an ideal family home. Each of the three double bedrooms benefit from contemporary fitted wardrobes and drawers, meaning you can literally move in and unpack your bags – convenient! No.20 benefits from two bathrooms – a family bathroom and an en-suite to the master. The en-suite comprises a shower with rainfall head, wash basin with integral storage, and WC, while the family bathroom features a 3-piece suite including bath with shower, stand-alone wash basin and WC.

The Outside Space

This well-presented home sits behind a front lawn with a tandem driveway to the left-hand side leading to a detached garage with electric door. The garage is partitioned, allowing for a part-traditional garage space and part-versatile space which could be used as a home office – a feature that's becoming increasingly useful in many households!

To the rear of the home is the landscaped garden, featuring a relatively new patio and an elevated lawn and shrub-garden, with a garden path leading to the shed sitting at the top – handy for all your gardening bits and bobs.

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Spring Meadows is a quiet and desirable location on the fringe of the countryside in Darwen, where detached homes sit on generous plots – a great family location indeed. The amenities of Darwen and nearby country villages are within a short drive, including country pubs aplenty, as well as independent shops, supermarkets and restaurants. A range of good schooling is found nearby in both Darwen and the neighbouring towns of Blackburn and Bolton. And for the lovers of the great outdoors scenic country walks are aplenty too! As well as a variety of other outdoor activities in the neighbouring West Pennine countryside, including cycling, golf, sailing and equestrian facilities. For the commuters, access to the national motorway network is relatively quick and easy via junctions 4 and 5 of the M65, and Darwen train station provides both routes to the north, and Manchester to the south.

Services & Specifics

We are advised:

The property is Leasehold and the vendor pays no ground rent.

The length of the Leasehold tenure is 999 years from January 1st 1995.

The tax band is D.

The utilities are all connected to mains supply.

The property is heated via gas central heating with a Baxi combi boiler located in the kitchen.

We are advised the boiler is approx. 7 years old as of writing, and has been serviced annually since installation.

The property is alarmed internally, and externally benefits from motion sensor security lighting and CCTV.

The property also benefits from an Envirovent ventilation system, ensuring good air quality year-round.

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.

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

