Claves.

Kirkdale Close

Darwen, BB3 2UT

Offers over £340,000

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Set on a generous corner plot at the end of a quiet cul-de-sac with lovely green views to the rear, this substantial detached home offers fantastic space for family life. The accommodation includes an entrance hall with downstairs WC, large dual-aspect living room leading to a balcony, conservatory onto the highly private side garden, kitchen, dining/playroom, four generous bedrooms with an en-suite to the master, a family bathroom, plus ample parking with a private driveway. This property offers a rare opportunity to secure a home with both impressive internal space, outdoor potential and a fabulous scenic outlook in a peaceful yet well-connected setting.

Living Space

The entrance hall sets a stylish tone with modern interiors and wall panelling, while adding a traditional homely feel. The handy WC benefits from a contemporary fitout with half-tiled walls, a chrome heated towel rail, and a vanity. The feature staircase and classic wall panelling continue through the hallway, which also includes practical understairs storage.

To the right, the expansive living room offers more than enough space for both lounge and dining areas, with French doors opening onto a large balcony that captures the lush green valley and brook views to the rear — a rare and very pleasant aspect. The conservatory connects to the side garden, offering a tranquil retreat with future potential to possible convert to an orangery or extend further subject to relevant permissions.

The kitchen, also overlooking the greenery, includes an electric oven, four-ring hob with concealed extractor, and stainless-steel sink with drainer and mixer tap. Off the kitchen is a highly versatile room which would make an excellent formal dining room and is currently used as a playroom. This versatile room benefits from deep storage that houses an Ideal combi boiler, washing machine, and dryer, giving the room a partial utility room function as well.

From this versatile room is access to the garage store (please refer to the floor plan to understand the approximate size) and an attached glass store/outhouse which has potential to repurpose into accommodation overlooking the valley and countryside views.

Bedrooms and Bathrooms

The upper floor continues the home's tasteful finish, with wall panelling along the landing and lovely views throughout. The master bedroom is a super spacious double with comprehensive fitted wardrobes and a fully tiled en-suite shower room, featuring a walk-in rainfall shower and WC/basin unit with built-in storage.

Bedroom two is a good-sized double and is currently used as a nursery, enjoying a scenic rear outlook. Bedroom three is another generous double with countryside views to the front, while bedroom four is a single overlooking the greenery at the rear.

Like the master en-suite, the family bathroom is presented to stylish modern standards and is fully tiled and fitted with a three-piece suite including a bath with overhead shower and a vanity WC/basin unit with integrated storage.

Outside Space

Occupying a large plot, the property boasts a long driveway that can accommodate up to four vehicles. The side garden is generous and highly private with a large lawn, offering excellent landscaping potential. To the rear, the elevated balcony from the living room provides a peaceful spot to unwind or socialise with family and friends, taking in the picturesque views on warm sunny days — a standout feature that enhances the tranquil, semi-rural feel of the home.

Location

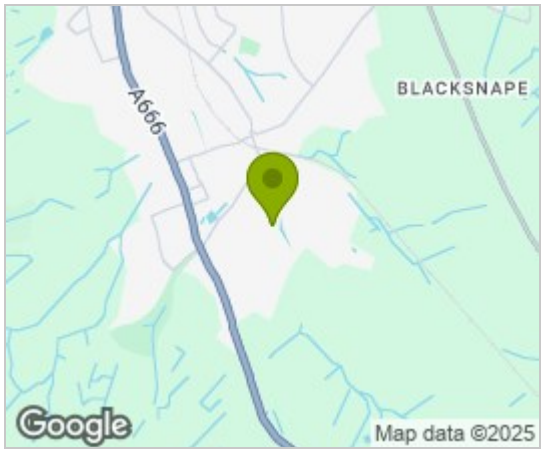
Kirkdale Close is a quiet, established cul-de-sac in a highly convenient part of Darwen, ideally positioned for both everyday amenities and access to beautiful countryside. Set on a generous corner plot, the property enjoys the rare combination of practical town living with scenic green spaces and walking routes just moments away.

Darwen itself provides a broad range of amenities including supermarkets, pubs, bars, restaurants, leisure facilities, and well-regarded schools. Commuters will appreciate excellent transport links — Darwen train station offers direct routes to Manchester and Preston, while Junction 4 of the M65 and the A666 ensure swift access to Bolton, Blackburn, and the wider motorway network.

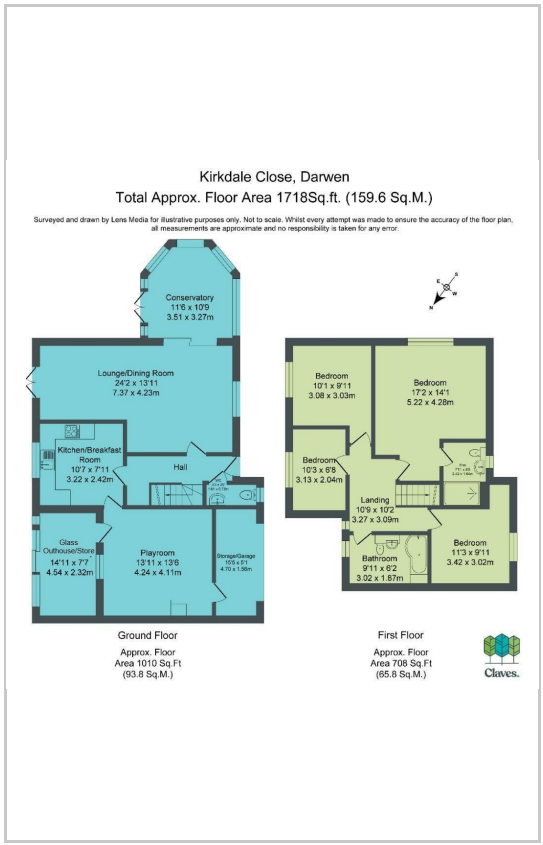
Specific Details

Tax band: D
Tenure: Leasehold
Ground rent: TBC
Lease term: TBC
Heating: Gas central heating with
Boiler: Combi which we are advised was installed in 2023
Loft: Boarded and insulated
Please note the majority of the double garage has been converted and is not a full-size garage.

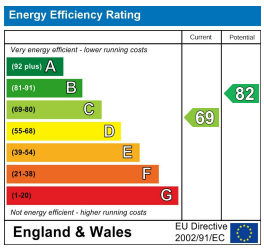
Area Map

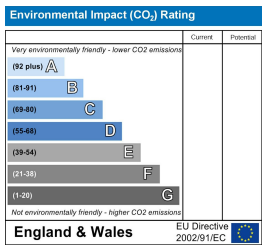


Floor Plans



Energy Efficiency Graph





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