



Radfield Road

Darwen, BB3 2SL

Offers over £360,000



With a lovely kerb appeal, this detached four-bedroom family home bordering countryside in a quiet corner of Darwen offers its new owners a fantastic plot with plenty of space inside and out, plus an opportunity to modernise and make it your own. A quick overview of the interiors includes a central hallway, spacious living room, social kitchen, large conservatory, home office/study, downstairs WC, and upstairs are four double bedrooms with an en-suite to the master, and family bathroom. Externally the property boasts a generous plot featuring a detached double garage, private drive and front garden, in addition to a large garden to the rear.



The Living Space

A spacious living room sits at the front of the property and is suitable for use as a lounge-diner, though the large conservatory also offers plenty of space for dining, hence the living space on offer provides flexibility in use and ample room for the whole family. In the living room a contemporary fireplace with gas fire stands on a traditional chimney breast, two windows allow a good amount of natural light in, and the glass doors leading onto the conservatory also provide extra light and glimpses of the greenery in the back garden.

The kitchen is a good size with a breakfast bar in the centre making it a great social hub for both everyday family life and when entertaining extended family and friends. There's a generous amount of cupboard space in the kitchen, and integrated appliances include a dishwasher, range-style cooker with multiple ovens and hobs and a complementary extractor, plus a large Belfast style sink with chrome swan neck mixer tap which is in keeping with the country kitchen aesthetic – wood worktops sit atop cottage beige shaker style units, and tiled splashbacks continue the calming neutral colour scheme.

Through to the conservatory and what a fantastic space this is! Its great size adds a lot of functionality to this already well-proportioned family home. Its large footprint means this space can be used for a variety of purposes – a second lounge, a dining room, a playroom for the kids, or maybe even a second home workspace? The choice is yours.

Two excellent features for family life are the office/study and downstairs WC, which are both conveniently located at the front of the house off the central hallway.

Bedrooms & Bathrooms

From the hallway a roomy landing connects the four well proportioned bedrooms. The master benefits from a three-piece shower en-suite with tiling to the floor and walls and feature tiling within the walk-in shower with rainfall head. The master also benefits from a range of contemporary fitted wardrobes, as does the second bedroom. The third and fourth bedrooms are also generous in size and large enough to accommodate double beds, ensuring all the family have good sized bedrooms and there's no squabbling between the kids! And the family bathroom features a three-piece suite including bath, wash basin, and WC, with white tiling to the walls.

The Outside Space

In addition to the double garage, drive, and front lawn which create that lovely kerb appeal, the back garden is a great size and deceptive at first glance... A low maintenance patio and shale area sits immediately outside the conservatory, offering an ideal spot for relaxing and socialising in the sun, and from here the garden continues substantially further back up to a spacious wooded decking area which has great potential for landscaping. Another attractive feature of this garden is its proximity to open countryside – literally next door! It's a private space where you can sit back and unwind in peace and quiet.

The Best of Both Worlds

The position of this property on the quiet cul de sac is highly desirable, owing to it being an end plot and substantial in size. With countryside next door and the convenience of amenities just a few minutes' drive or a short stroll away, you have the best of both worlds!

Darwen is easily accessible with a range of amenities, and there's also a good selection of schools in walking distance. The motorway network can be accessed via the M65 within 10 minutes or so, and Darwen train station provides routes into Manchester and beyond.

Plus the West Pennine Moors are on your doorstep and provide a great range of walking trails and other outdoor pursuits. Bold Venture Park is also within walking distance with its lovely gardens, children's playground, waterfall and pond.

Services & Specifics

The property is freehold.

The tax band is E.

There is a Vaillant combi boiler located in the kitchen which was last serviced this year (2023).

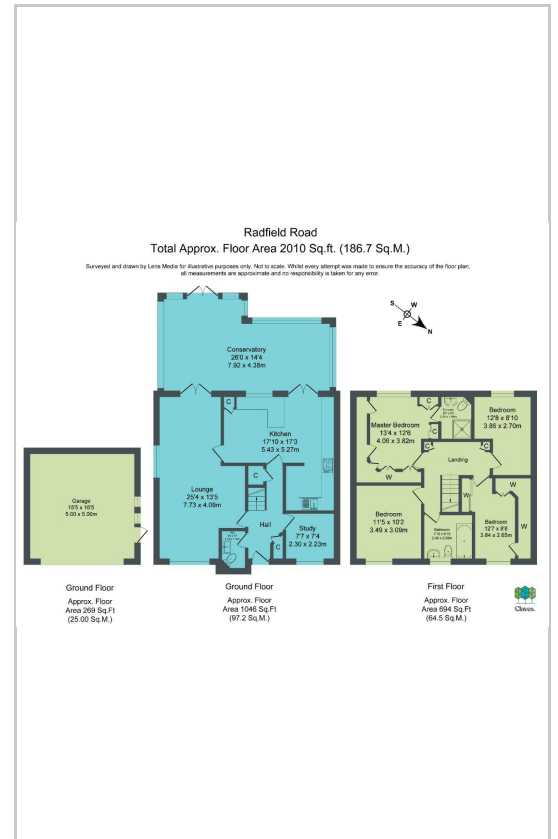
The detached garage has power, lighting, and water.

The loft is part boarded.

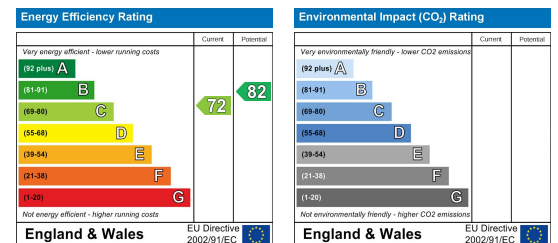
Area Map



Floor Plans



Energy Efficiency Graph



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