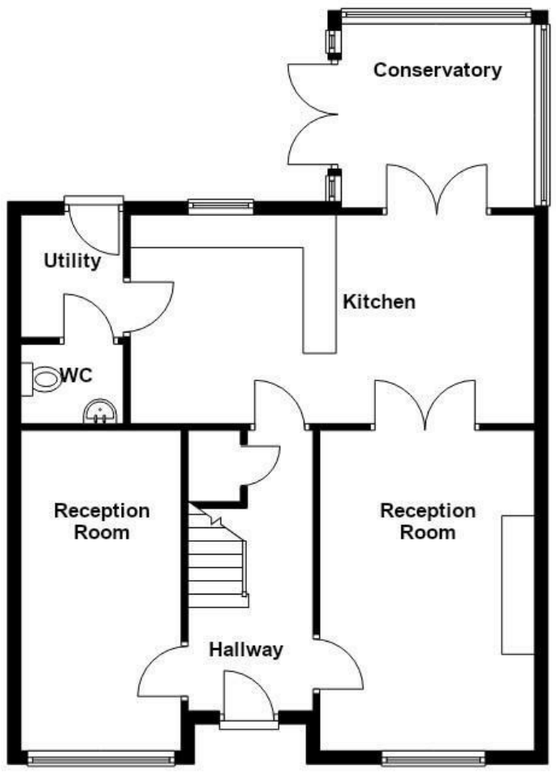
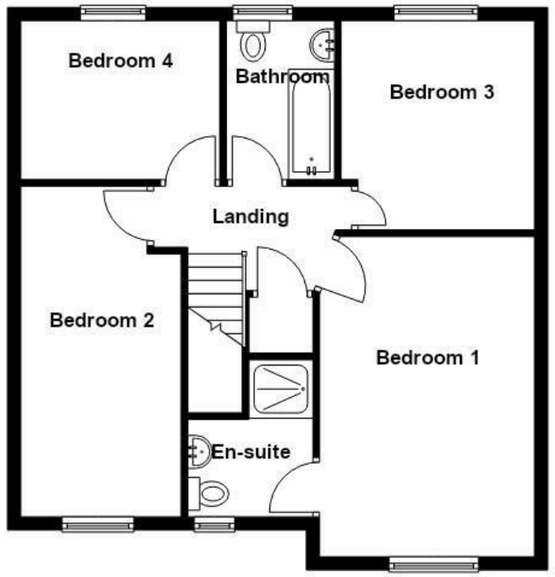
Keenans

Ground Floor



First Floor



Total area: approx. 132.2 sq. metres (1423.0 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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The Meadows, Darwen, BB3 0PF

Offers Over £325,000

AN IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME IN A DESRIABLE LOCATION

Nestled in the sought after area of The Meadows, Darwen, this exquisite four-bedroom detached house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by two spacious living areas, thoughtfully designed with contemporary fixtures and fittings. The highlight of the main living space is a stylish media wall, complete with an electric fire and luxurious lighting, creating an inviting atmosphere for relaxation and entertainment.

The heart of the home is undoubtedly the stunning kitchen. The kitchen is equipped with fitted appliances, making it a delight for any home chef. Additionally, a separate utility room and a convenient downstairs WC enhance the practicality of this well-designed property.

The bright conservatory provides a tranquil space to enjoy the views of the garden, perfect for unwinding with a book or hosting gatherings with family and friends. The driveway accommodates multiple vehicles and is complemented by a CCTV security system and an electric charging point, ensuring both safety and convenience.

Upstairs, you will find four generously sized bedrooms, each designed to offer comfort and style. The master bedroom boasts an en suite shower room and fitted wardrobes, providing a private retreat for relaxation. A well-appointed three-piece bathroom serves the remaining bedrooms, ensuring ample facilities for family and guests alike.

This property is a true gem, combining modern amenities with a welcoming atmosphere, making it an ideal family home in a desirable location close to local schools and transport links. Don't miss the opportunity to make this stunning house your new family home.

The Meadows, Darwen, BB3 0PF

Offers Over £325,000

4 2 2 C

- Stunning Four Bedroom Detached Family Home
- Modern Kitchen Diner With Fitted Appliances And Seperate Utlity Room
- Two Inviting Living Areas Including A Stylish Media Wall Great For Entertaining
- Downstairs WC, Family Bathroom And En Suite Shower Room Featured In The Master Bedroom
- Large Low Maintenance Garden
- Sought After Location Close To Schools
- Driveway For Off Road Parking With Electric Charging Point
- EPC Rating C
- Tenure Leasehold

Ground Floor

Entrance Hallway

14' x 5'11 (4.27m x 1.80m)

Composite front entrance door, central heating radiator, smoke alarm, herringbone LVT flooring, stairs to the first floor, understairs storage and doors to two reception rooms and kitchen.

Reception Room One

16'2 x 10'8 (4.93m x 3.25m)

UPVC double glazed window, central heating radiator, media wall with television point and wall mounted fire, herringbone LVT flooring and door to the kitchen.

Kitchen

20'5 x 10'11 (6.22m x 3.33m)

UPVC double glazed window, upright central heating radiator, range of wall and base units with granite surfaces, composite sink with draining ridges and mixer tap, double oven in a high rise unit, four ring gas hob, extractor hood, integrated fridge freezer and dishwasher, charging point, spotlights, smoke alarm, herringbone LVT flooring, door to the utility and UPVC double glazed French doors to the conservatory.

Utility Room

7'1 x 5'1 (2.16m x 1.55m)

Range of wall and base units with marble effect surfaces, plumbing for washing machine, space for dryer, spotlights, herringbone LVT flooring, door to the WC and composite door to the rear.

WC

5'4 x 4'1 (1.63m x 1.24m)

Central heating towel rail, dual flush WC, vanity top wash basin, extractor fan and wood LVT flooring.

Reception Room Two

16'6 x 8'8 (5.03m x 2.64m)

UPVC double glazed window, central heating radiator and spotlights.

Conservatory

10'10 x 10'10 (3.30m x 3.30m)

UPVC double glazed windows, upright electric heating radiator, wood LVT flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

10'10 x 10'8 (3.30m x 3.25m)

Loft access, smoke alarm and doors to four bedrooms, bathroom and storage.

Bedroom One

15'11 x 10'8 (4.85m x 3.25m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to the en suite.

En Suite

7'3 x 6'2 (2.21m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, part tiled elevations and wood LVT flooring.

Bedroom Two

16'1 x 8'4 (4.90m x 2.54m)

UPVC double glazed window, central heating radiator and wood LVT flooring.

Bedroom Three

11'3 x 9'7 (3.43m x 2.92m)

UPVC double glazed window, central heating radiator and herringbone LVT flooring.

Bedroom Four

9'10 x 8' (3.00m x 2.44m)

UPVC double glazed window and central heating radiator.

Bathroom

8' x 5'8 (2.44m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, tiled elevations, extractor fan and herringbone effect tiled flooring.

External

Front

Laid to lawn garden and paved driveway providing off road parking with electric car charging point and CCTV.

Rear

Artificial lawn garden with Indian stone paving, stone chippings and a shed.







