



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Thorncliffe Drive, Darwen, BB3 3QA

£375,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME

Nestled on Thorncliffe Drive in the charming town of Darwen, this substantial four-bedroom detached family home is a true gem. Perfectly suited for a growing family, the property boasts a delightful garden that is both lush and inviting, providing an ideal space for outdoor activities and relaxation.

Upon entering, you will find two spacious reception rooms that offer ample space for family gatherings and entertaining guests. The modern kitchen is complemented by a breakfast room and a utility area, making daily living both convenient and enjoyable. The layout of the home is designed to cater to the needs of a busy family, ensuring that everyone has their own space while still being connected.

The property features four well-proportioned bedrooms, providing comfortable accommodation for all family members. With two bathrooms, morning routines will be a breeze, allowing for a smooth start to the day.

In addition to its impressive interior, this home offers off-road parking and an integral garage, ensuring that your vehicles are secure and easily accessible. The location is particularly appealing, with stunning views of Darwen Tower, adding to the charm of this lovely residence.

This detached house on Thorncliffe Drive is not just a property; it is a place where memories can be made and cherished. If you are searching for your dream home in a convenient location, this delightful family abode

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£375,000



- Impressive Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking and Garage
 - EPC Rating TBC
- Four Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Freehold
- Two Bathrooms
 - Stunning Gardens to Front and Rear
 - Council Tax Band D

Ground Floor

Entrance Porch

10'6 x 3'9 (3.20m x 1.14m)
UPVC double glazed front door, UPVC double glazed windows, tiled flooring and door to hall.

Hall

Central heating radiator, smoke detector, dado rail, wood effect laminate flooring, doors leading to kitchen, two reception rooms, WC and stairs to first floor.

Reception Room One

24'0 x 11'11 (7.32m x 3.63m)
UPVC double glazed bay window, two central heating radiators, ceiling rose, coving, electric fire, door to inner hall and UPVC double glazed French doors to rear.

Inner Hall

12'3 x 5'8 (3.73m x 1.73m)
Hardwood double glazed window, central heating radiator, wood effect flooring, understairs storage and stairs to first floor.

Reception Room Two

15'10 x 7'9 (4.83m x 2.36m)
Two UPVC double glazed windows, central heating radiator and enclosed boiler.

WC

7'4 x 2'8 (2.24m x 0.81m)
UPVC double glazed frosted window, dual flush WC, wash basin with traditional taps, tiled elevations and vinyl flooring.

Kitchen

1510 x 8'3 (460.25m x 2.51m)
Range of high gloss wall and base units with quartz work surfaces, breakfast bar, integrated high rise oven and microwave, warming drawer, four ring induction hob and extractor hood, inset composite sink with integrated draining ridges and mixer tap, integrated dishwasher, integrated fridge freezer, plinth heater, spotlights, wood effect flooring and open to breakfast room.

Breakfast Room

13'6 x 5'4 (4.11m x 1.63m)
Two UPVC double glazed windows, two skylights, electric heater, spotlights, wood effect flooring and open to utility.

Utility

9'3 x 2'8 (2.82m x 0.81m)
Velux window, plumbing for washing machine, space for dryer, spotlights and wood effect flooring.

First Floor

Landing

UPVC double glazed frosted window, loft access, smoke detector, dado rail, doors leading to four bedrooms and family bathroom.

Bedroom One

12'1 x 11'10 (3.68m x 3.61m)
UPVC double glazed window, central heating radiator, ceiling fan, coving and door to en suite.

En Suite

8'10 x 6'6 (2.69m x 1.98m)
Hardwood double glazed frosted window, electric heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, partially tiled elevations, extractor fan, tiled flooring and door to office.

Office

13'11 x 12'2 (4.24m x 3.71m)
Hardwood double glazed window, hardwood double glazed frosted window, central heating radiator and fitted bookshelf.

Bedroom Two

12'7 x 8'10 (3.84m x 2.69m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

11'10 x 9'2 (3.61m x 2.79m)
UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

Bedroom Four

8'5 x 8'2 (2.57m x 2.49m)
UPVC double glazed window and central heating radiator.

Bathroom

8'4 x 7'0 (2.54m x 2.13m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, bidet, corner jacuzzi bath with mixer tap and overhead electric feed shower, tiled elevations and vinyl flooring.

External

Rear

Multi-level garden with Indian stone paving, slate chippings and bedding areas.

Front

Bedding areas, gravel chip driveway and access to garage.

