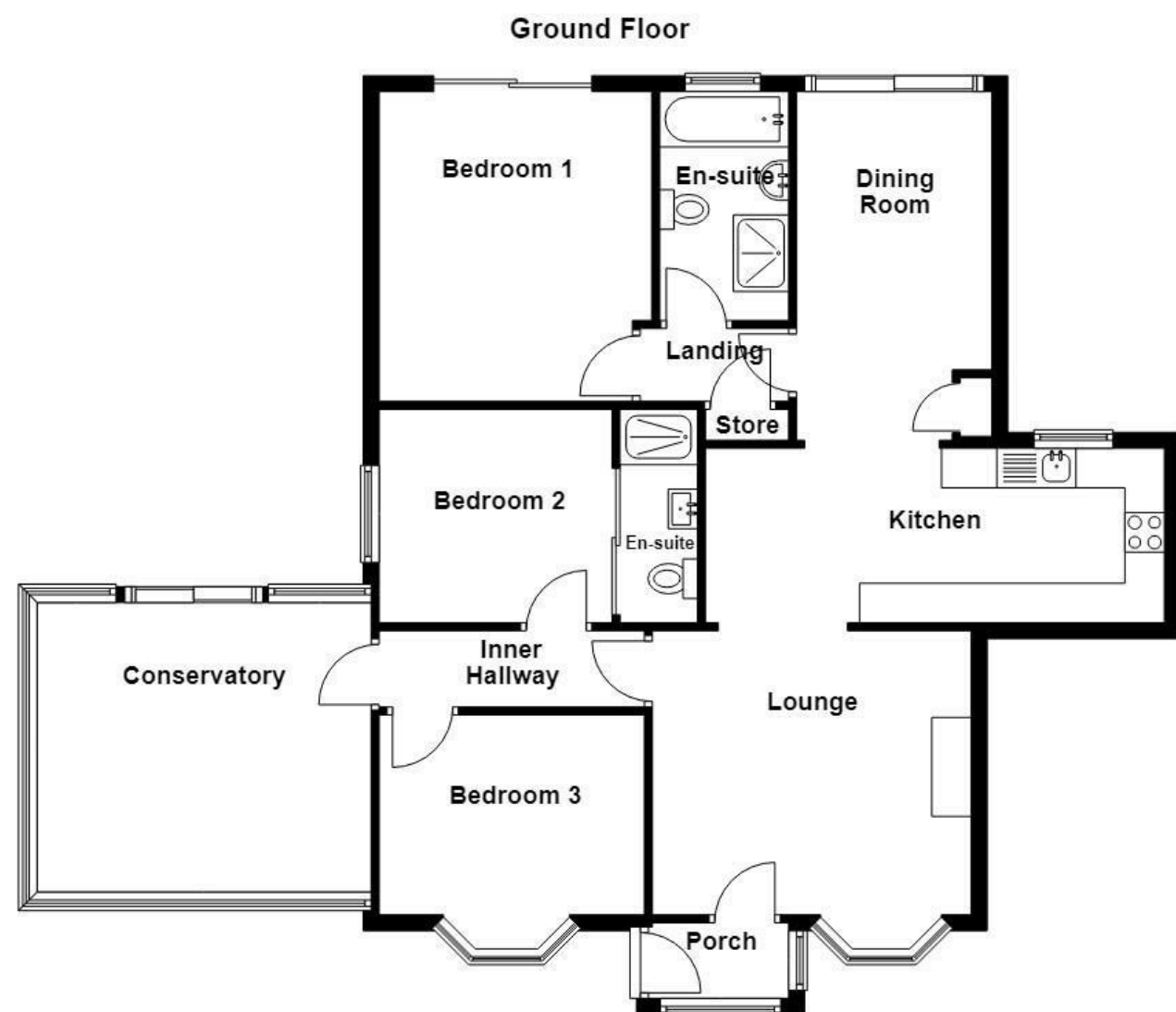




Bog Height Road, Darwen, BB3 0LF

£360,000

AN EXQUISITE DETACHED BUNGALOW IN A SEMI RURAL LOCATION

We are delighted to present 'Bradda', a stunning detached bungalow situated on Bog Height Road in Darwen. This property is nestled in an elevated semi-rural location, offering a perfect blend of tranquillity and convenience. With easy access to the M65 motorway, commuting to Blackburn and beyond is a breeze.

As you enter the bungalow, you are welcomed by a charming entrance porch that leads into a bright and spacious front lounge. The heart of the home is undoubtedly the newly installed open-plan dining kitchen, which is both modern and functional, making it ideal for family gatherings and entertaining guests. The property boasts three generously sized double bedrooms, including a master suite with an en-suite shower room, ensuring comfort and privacy for all residents. Additionally, there is a stylish four-piece bathroom and a separate lounge extension, providing ample space for relaxation.

'Bradda' has undergone a complete transformation, showcasing immaculate presentation and contemporary design throughout. The bright colour schemes and spacious rooms create an inviting atmosphere, perfect for modern living. The impressive plot features a thoughtfully designed floorplan that allows for versatile living arrangements. The panoramic views surround the property with every room benefitting from a picturesque window view.

One of the standout features of this property is the exceptionally landscaped wrap-around garden, which offers a serene outdoor space for leisure and enjoyment. The driveway accommodates multiple vehicles, adding to the convenience of this remarkable home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

Bog Height Road, Darwen, BB3 0LF

£360,000

3 2 2 C

- Exquisite Detached Bungalow
 - Main Bedroom With En-Suite
 - Off-Road Parking For Multiple Vehicles
 - Tenure - Freehold
- Three Double Bedrooms
 - Solar Panels And Air Source Heat Pump
 - EPC Rating - C
- Modern Open-Plan Dining Kitchen
 - Landscaped Wrap-Around Gardens With Panoramic Countryside Views
 - Council Tax Band - C

Ground Floor

Entrance

UPVC double glazed frosted leaded door to the porch.

Porch

5'8 x 3'2 (1.73m x 0.97m)

UPVC double glazed windows, PVC cladding to the ceiling, Karndeian flooring, door to the lounge.

Lounge

13'3 x 13'3 (4.04m x 4.04m)

UPVC double glazed bay window, central heating radiator, coving, gas fire with slate hearth, television point, wood effect laminate flooring, door to the inner hallway, open to the kitchen.

Kitchen

19'1 x 7'3 (5.82m x 2.21m)

Two UPVC double glazed windows, central heating radiator, a range of hand crafted panelled wall and base units, marble effect surface, composite sink and drainer with mixer tap, double electric oven with a four ring electric hob, extractor fan, integrated dishwasher, plumbing for a washing machine, space for a fridge freezer, coving, wood panelled elevations, integrated breakfast bar, wood effect vinyl flooring, open to the dining room.

Dining Room

14'5 x 8'1 (4.39m x 2.46m)

Central heating radiator, coving, smoke alarm, storage cupboard, Karndeian flooring, door to the main bedroom landing, UPVC double glazed French doors to the rear.

Main Bedroom Landing

6'2 x 2'9 (1.88m x 0.84m)

Coving, smoke alarm, storage cupboard, Karndeian flooring, doors to the main bedroom and en suite.

Bedroom One

12'11 x 11'4 (3.94m x 3.45m)

Central heating radiator, coving, Karndeian flooring, UPVC double glazed sliding door to the rear.

En Suite

9'8 x 5'6 (2.95m x 1.68m)

UPVC double glazed frosted window, upright central heating radiator, a four piece suite comprising of a wood panelled bath with traditional taps, pedestal wash basin with traditional taps, low basin WC, double electric feed shower

enclosure, tiled elevations, coving, extractor fan, tiled flooring.

Inner Hallway

11'11 x 3 (3.63m x 0.91m)

Central heating radiator, coving, Karndeian flooring, doors to two bedrooms and the conservatory.

Bedroom Two

10'3 x 8'9 (3.12m x 2.67m)

UPVC double glazed window, upright central heating radiator, coving, smoke alarm, Karndeian flooring, solid oak sliding door to the en suite.

En Suite

8'9 x 3'3 (2.67m x 0.99m)

Central heating radiator, a three piece suite comprising of a low basin WC, vanity top wash basin with mixer tap, a double direct feed rainfall shower enclosure with rinse head, PVC panelled elevations, PVC cladding to the ceiling, extractor fan, Karndeian flooring.

Bedroom Three

11'10 x 9'9 (3.61m x 2.97m)

UPVC double glazed bay window, central heating radiator, coving, wood effect laminate flooring.

Conservatory

13'10 x 12 (4.22m x 3.66m)

Surrounding UPVC double glazed windows, two central heating radiators, spotlights, television point, wood effect laminate flooring, UPVC double glazed French doors to the rear and fully insulated.

External

Solar Panels.

Rear

Enclosed wrap around gardens with laid to lawn, York stone paving, bedding, decking, stone chippings, mature shrubs, timber storage shed, two pergolas, timber open sun room.

Front

Tiered garden with paving, bedding, laid to lawn, mature shrubs, driveway.

