




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>65</b>	<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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## Pole Lane, Darwen, BB3 3LD

### £475,000

#### IMPRESSIVE SIX BEDROOM DETACHED FAMILY HOME

Located in the enviable area of Pole Lane, Darwen, this exquisite six-bedroom detached house offers a perfect blend of modern living and comfort. As you approach the property, you will appreciate the convenience of a driveway at the rear, providing ample space for multiple vehicles. The low-maintenance garden is a delightful feature, boasting stunning views of the iconic Darwen Tower, making it an ideal spot for relaxation or entertaining guests.

Upon entering, you are greeted by a spacious and tastefully decorated lounge that exudes warmth and elegance. The heart of the home is undoubtedly the modern kitchen diner, which is equipped with high-quality fitted appliances, perfect for culinary enthusiasts and family gatherings. Adjacent to the kitchen, a bright conservatory invites natural light, creating a cheerful atmosphere throughout the day.

This thoughtfully designed home includes a main bedroom with an en suite bathroom, ensuring privacy and convenience. Additionally, two of the bedrooms are located in a separate wing of the house, complete with their own shower room, making it ideal for guests or older children. The main part of the house features a well-appointed family bathroom, catering to the needs of the entire household.

The property has been fully renovated, showcasing tasteful decor throughout, which enhances its appeal. This stunning family home is situated in a great location, offering easy access to local amenities and transport links. Whether you are looking for a spacious family residence or a stylish home to entertain, this property is sure to impress. Don't miss the opportunity to make this beautiful house your new home.



# Pole Lane, Darwen, BB3 3LD

## £475,000

 6  3  2  D

- Impressive Detached Property
  - Modern Fitted Dining Kitchen
  - Off Road Parking and Garage
  - EPC Rating D
- Six Bedrooms
  - Abundance of Living Space
  - Tenure TBC
- Three Bathrooms
  - Low Maintenance Rear Garden
  - Council Tax Band D

### Ground Floor

#### Entrance Hall

10'2 x 8'11 (3.10m x 2.72m)  
Composite double glazed frosted front door and windows, central heating radiator, coving and door to reception room one.

#### Reception Room One

24'5 x 17'10 (7.44m x 5.44m)  
UPVC double glazed window, two central heating radiators, television point, spotlights, doors leading to reception room two, kitchen/dining area, UPVC double glazed French doors to rear and stairs to first floor.

#### Reception Room Two

19'3 x 10'2 (5.87m x 3.10m )  
Two UPVC double glazed windows, spotlights, smoke detector, underfloor heating, door to garage/games room and stairs to first floor.

#### Garage/Games Room

20'1 x 9'6 (6.12m x 2.90m )  
UPVC double glazed window, smoke detector, power, automatic lighting and electric roller garage door.

#### Kitchen/Dining Area

20'8 x 19'11 (6.30m x 6.07m)  
UPVC double glazed window, two central heating radiator, range of high gloss wall and base units with quartz work surfaces and upstands, ceramic sink and drainer with high spout mixer tap, integrated high rise Lamona double oven, Lamona five ring induction hob and extractor hood, space for fridge freezer, integrated dishwasher, television point, coving, spotlights, tiled flooring and UPVC double glazed sliding door to conservatory.

#### Conservatory

13'1 x 7'5 (3.99m x 2.26m )  
UPVC double glazed windows, upright central heating radiator, tiled flooring and UPVC double glazed French doors to rear.

#### Inner Hall

Open to utility, store and door to WC.

#### WC

5'9 x 4'8 (1.75m x 1.42m)  
UPVC double glazed frosted window, coving, vanity top wash basin with mixer tap, dual flush WC, partially tiled elevations and tiled flooring.

#### Utility

9'1 x 5'8 (2.77m x 1.73m)  
High gloss wall and base units with laminate work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer and tiled flooring.

#### First Floor

### Landing

8'0 x 5'9 (2.44m x 1.75m)  
Smoke detector, loft access, coving, doors leading to four bedrooms and family bathroom.

#### Bedroom One

11'5 x 8'11 (3.48m x 2.72m)  
UPVC double glazed window, centra heating radiator, coving, spotlights and door to en suite.

#### En Suite

8'11 x 2'11 (2.72m x 0.89m)  
UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, direct feed rainfall shower enclosed with rinse head, partially tiled elevations, PVC to ceiling, spotlights and wood effect flooring.

#### Bedroom Two

12'4 x 11'9 (3.76m x 3.58m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

11'11 x 10'2 (3.63m x 3.10m )  
UPVC double glazed window, central heating radiator, coving and wood effect flooring.

#### Bedroom Four

10'2 x 7'6 (3.10m x 2.29m )  
UPVC double glazed window, central heating radiator, coving and over stairs storage.

#### Bathroom

7'0 x 5'6 (2.13m x 1.68m )  
UPVC double glazed frosted window, upright central heating radiator, L-shaped panel bath with waterfall mixer tap, overhead direct feed rainfall shower and rinse head, pedestal wash basin with waterfall mixer tap, dual flush WC, partially tiled elevations, PVC to ceiling, spotlights and tiled flooring.

### Second Landing

UPVC double glazed window, central heating radiator, spotlights, doors leading to two bedrooms, shower room and storage.

#### Bedroom Five

11'6 x 9'8 (3.51m x 2.95m)  
UPVC double glazed window, central heating radiator, loft access and spotlights.

#### Bedroom Six

11'3 x 9'10 (3.43m x 3.00m)  
UPVC double glazed window, central heating radiator and spotlights.

### Shower Room

6'0 x 5'9 (1.83m x 1.75m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, electric feed shower enclosed, tiled elevations, spotlights, extractor fan and wood effect flooring.

### External

#### Rear

Enclosed block paved garden with off road parking and access to garage/games room.

#### Front

Paving, laid to lawn garden and bedding areas.

