Claves.



Bolton Road

Darwen, BB3 2JQ

£265,000

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A beautifully presented and characterful four-bedroom home, finished to an impressive standard throughout and combining attractive period features with contemporary styling.

The property welcomes you through a stunning entrance hallway, showcasing original floor tiles, feature panelling and stylish modern fittings. The accommodation centres around an exceptional open-plan kitchen, dining and living space, thoughtfully designed for modern living. The bespoke kitchen offers an extensive range of contemporary units, contrasting wooden work surfaces, integrated appliances and a breakfast bar, providing the perfect space for both everyday living and entertaining.

The lower-ground floor provides two generously proportioned bedrooms, both finished in neutral décor, with one benefiting from striking feature ceiling detailing and integrated lighting. To the upper floors are two further bedrooms, including a beautifully presented room with an attractive exposed stone feature wall, alongside a contemporary shower room.

Occupying the second floor, the impressive principal suite offers a wonderful blend of character and modern luxury, with exposed timber beams, stone detailing, Velux windows and a bespoke raised bed







Stunning Kerb Appeal
The property is approached via an attractive stone-paved frontage, complemented by traditional stone boundary walls and matching entrance pillars. The front elevation showcases the property's characterful stone construction, with attractive composite bay windows and contrasting period-style detailing. A useful dedicated bin store provides convenient external storage, while the resin frontage offers a neat and practical finish, completing the property's welcoming kerb appeal.

Ground Floor
A stunning entrance hall featuring the original floor tiles, feature panelling and black radiators creates an immediate impression of quality with oak internal doors, modern décor and a stylish cloakroom at the end of the hallway.

The accommodation opens into an exceptional open-plan kitchen, dining and living area featuring light wooden flooring with modern light fittings and wall panels.

The bespoke kitchen incorporates an extensive range of contemporary units complemented by contrasting wooden worksurfaces surfaces, fully integrated appliances and a breakfast bar, offering both practical workspace and informal dining. The spacious living and dining area provides excellent flexibility for modern lifestyles.

Basement Bedrooms
Two well-presented basement bedrooms, both offering generous proportions and finished in a neutral décor throughout. Each room benefits from soft carpeting, recessed ceiling spotlights and radiators, creating bright and comfortable spaces.

The first bedroom features an impressive contemporary ceiling detail with a striking timber-effect slatted feature and integrated lighting, adding a stylish focal point to the room. There is also useful built-in shelving, a window and a separate door.

The second bedroom offers a spacious and versatile layout, with a window providing natural light and a recessed alcove with fitted shelving, ideal for additional storage or display.

First Floor
Follow the stairs up to the bright and well-presented landing area, featuring the beautiful, restored wooden handrail with white balustrading.

A beautifully presented and generously proportioned bedroom, featuring an attractive exposed stone feature wall which adds character and charm to the space. The room benefits from two large windows allowing plenty of natural light, complemented by neutral décor and modern, pendant light fittings.

Head back onto the landing and to your left, you will find the contemporary shower room, finished to a high standard with a walk-in shower enclosure featuring striking dark grey wall tiling and black fittings. Further comprising a modern pedestal wash hand basin with contemporary black taps, WC, wall-mounted mirror and attractive patterned floor tiling, creating a modern yet characterful finish.

Second Floor Master Suite
On the second floor is the stunning master suite, offering a wealth of character and charm. The room features an impressive exposed timber beam running the length of the ceiling, complemented by an attractive exposed stone feature wall surrounding the window. A bespoke raised bed platform with integrated ambient lighting creates a striking focal point, adding a luxurious contemporary feel. The Master Suite further benefits from the two Velux windows, allowing natural light to flood the space.

A beautifully appointed master en suite, thoughtfully designed to combine contemporary style with characterful period features. The spacious room boasts a striking freestanding bath, complemented by a separate walk-in shower enclosure with elegant dark tiling and sleek black fittings. A stylish vanity unit, decorative patterned floor tiles and exposed timber beams add warmth and individuality, whilst the impressive skylights flood the space with natural light, creating a wonderfully bright and tranquil retreat.

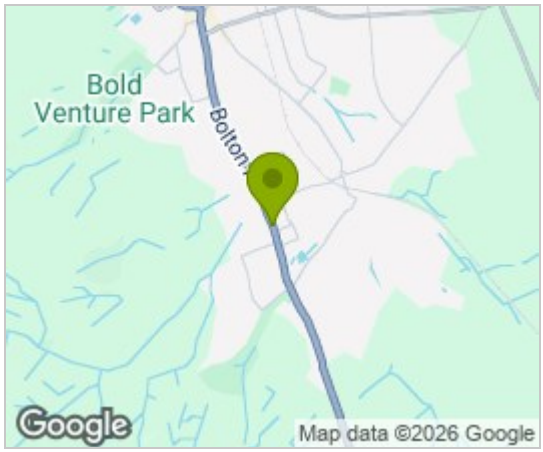
Finished with beautiful oak doors and modern black fittings, this is a particularly impressive principal bedroom.

Location
Situated in the highly regarded Whitehall area of Darwen, this property enjoys a superb balance between convenience and countryside living. Positioned just off Bolton Road, it offers excellent access to a range of local amenities including shops, schools and transport links, making it ideal for families and commuters alike. Darwen town centre is within easy reach, while nearby road connections provide straightforward access towards Blackburn, Bolton and the wider motorway network.

For those who enjoy the outdoors, the surrounding area is particularly appealing, with open countryside, scenic walking routes and green spaces all close at hand, allowing residents to make the most of both town and country living.

Specifics
Tax band: ?
Tenure: ?
Heating: Gas boiler and radiators
Water: Mains
Security: Alarmed
Compleltey New Double Glazed Windows, Fully Re-Wired, New Plumbing System

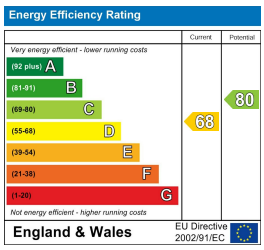
Area Map

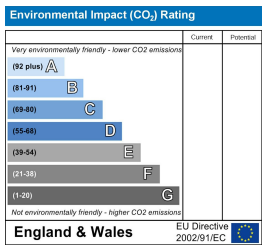


Floor Plans



Energy Efficiency Graph





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Claves.
Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk