

Duffin's

— Estate Agents —



Luxury and Sophistication has been brought to these New Build Homes in the heart of Darwen.

This stylish, three storey town house has no shortage of space and you will not be disappointed with the level of finish that this spacious home has to offer you. This appealing property is approached via a paved path to the front door with a storm canopy above. Once inside there is a bright entrance hall which provides access to the luxurious kitchen, lounge, and downstairs utility room/WC.

The kitchen really does have the WOW factor. Fitted with a high specification kitchen, there are a good range of kitchen units with contrasting marble work tops. Fully integrated with a stainless-steel sink, induction hob, extractor and fitted oven with hide and slide doors, microwave, fridge freezer and dishwasher, this kitchen has everything that you will possibly need.

From the kitchen you have an open plan spacious lounge with French doors leading into the easy maintainable garden. There is also the added benefit of a downstairs WC/Utility which offers added space.

To the first floor there are two double bedrooms with a modern three-piece bathroom. On the third floor you will find the master bedroom with three-piece bathroom en-suite. There is the added benefit of a closet/storage room.

Downstairs there is underfloor heating, gas central heating radiators and double glazing throughout. A carpet allowance will also be provided for any prospective buyer and each home with the standard 10 year build warranty.

Externally, each home comes with two allocated parking spaces and there is also on street parking for visitors. To the rear of the house there will be a large and immaculately landscaped gardens which will be laid with grass and paving - perfect for those summer nights!

These beautiful homes on Burton Close really must be viewed to appreciate the beautiful finish as well as the spacious accommodation.

Burton Close, Darwen

Asking Price: £189,950

Property Details

- New Build Homes built and finished to the highest specification!!
- Three Storeys & Three Double Bedrooms
- WOW Factor Kitchen with fully fitted high specification appliances, all of which come with two years warranty
- Spacious Open Plan Lounge with French Doors Leading into the immaculately landscaped garden
- Beautiful Family Bathroom & En-suite
- Double Glazed & Gas Central Heating Throughout
- 10 Year Warranty on the Build
- These homes must be viewed to appreciate the finish and space
- Two allocated parking spaces
- Carpet Allowance Gifted



External

This beautifully presented, three story home is situated in a small cul-de-sac on Burton Close in the heart of Darwen. Externally the property benefits from UPVC Double Glazed Windows and Doors as well as two allocated parking spaces.



Lounge

4.35m (14' 3") x
4.95m (16' 3")

This is a light filled room with UPVC double glazed French doors to the rear garden. The room has been freshly painted white walls and has television point, central heating radiator and ceiling spotlights.

All of the fixtures and fittings are chrome finished and has the added benefit of under floor heating.



Kitchen

3.34m (10' 11") x
2.90m (9' 6")

The kitchen really does have the WOW factor. Fitted with a high specification kitchen, there are a good range of kitchen units with contrasting marble work tops.

Fully integrated with a stainless-steel sink, induction hob, extractor and fitted oven and microwave with hide and slide doors and wifi connection, fridge freezer and dishwasher, this kitchen has everything that you will possibly need.

All of the appliances except the extractor are produced by Neff and come with a Two-Year Warranty. This bright kitchen allows light through the UPVC Double Glazed window and benefits from under floor heating.



Kitchen



Kitchen



WC/Utility Room

The Downstairs WC/Utility Room is more spacious than most and provides low level W.C and a wash basin, along with extra storage space.

This room also houses the new boiler which comes with a 5 year warranty.



Entrance Hall

This welcoming has freshly painted white walls like the rest of the house, UPVC Double Glazed Door and Texecom Alarm System which has the facility to be operated from a mobile phone. From the hall you have access to the kitchen and lounge and first floor.



Bedroom One
4.37m (14' 4") x
3.19m (10' 6")

This is a light filled room with UPVC double glazed to the rear of the property along with a gas central heating radiator.



Bedroom Two
2.53m (8' 4") x
3.12m (10' 3")

This is a light filled room with UPVC double glazed to the front of the property along with a gas central heating radiator.



Bathroom

2.53m (8' 4") x
1.83m (6' 0")

The family bathroom comprises of a W.C., stylish vanity wash basin, panelled bath with shower attachment over. All taps and accessories are chrome in colour. There is a UPVC window to the side of the house. The room is warmed by a central heating towel radiator. The room is partially tiled



Hallway

The hallway provides access to each floor and has UPVC double glazed windows allowing in lots of light and is warmed by a gas central heating radiator.



**Stairs to the
Second Floor**



Master Bedroom
3.31m (10' 10") x
4.12m (13' 6")

This large master bedroom is situated on the third floor and has a UPVC window to the front of the house. There is a television aerial point and a central heating radiator. There is a door into the ensuite shower room and walk in closet.



Closet

From the master bedroom, you will find this closet which is ideal for storage or a walk in wardrobe. The room has a UPVC double glazed sky light window providing lots of light.



Ensuite

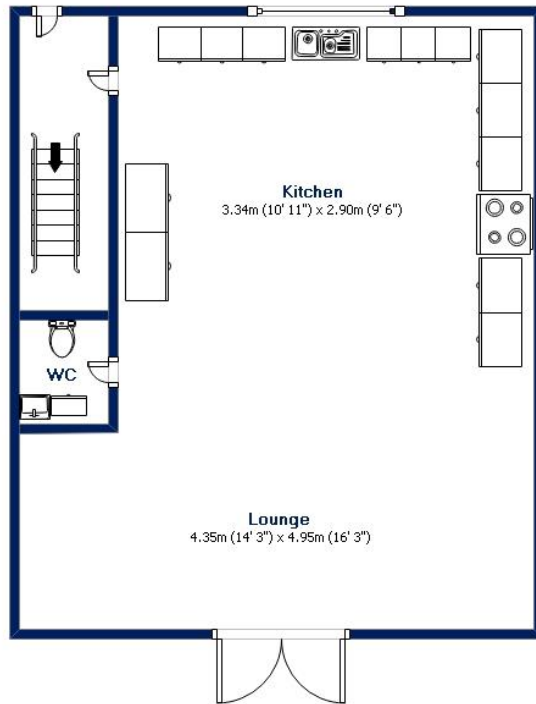
2.44m (8' 0") x
2.25m (7' 5")

This stylish en-suite comprises of a step in shower with electric shower, W.C. and a stylish vanity wash basin. All taps and accessories are chrome in colour and the walls are partially tiled in the shower area. The room is warmed by a ladder-style central heating radiator. The room has a UPVC double glazed sky light window providing lots of light to the bathroom.

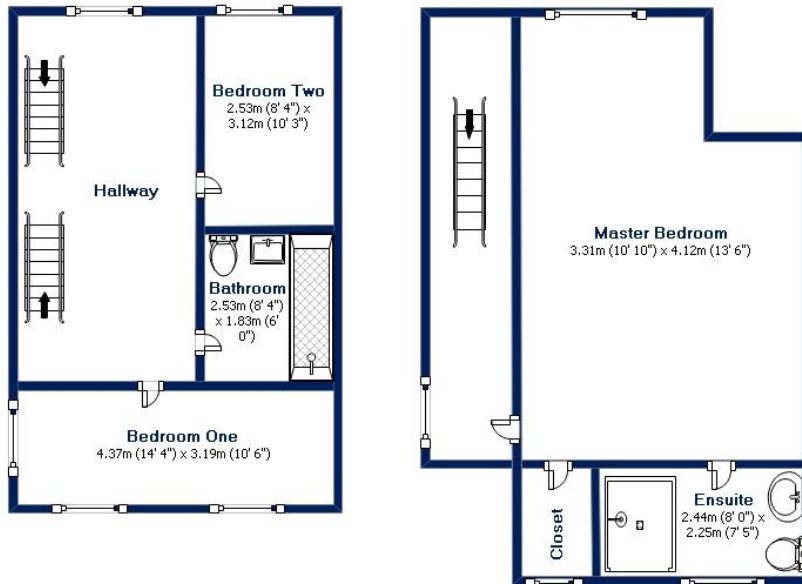


External

Floorplans



Burton Close Darwen



**Burton Close
Darwen**

Disclaimer:
 These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.