

curtis law

ESTATE AGENTS



Antigua Drive, Darwen

**** A WELL APPOINTED AND MODERN DETACHED FAMILY HOME ****

Set within an ever so popular development of modern homes, we are absolutely thrilled to welcome to the market this gorgeous and utterly charming detached residence! Immaculately presented throughout, this property is a true credit to the current homeowners and is simply show home standard, catching your eye the moment you arrive. With two large reception rooms, a snug conservatory, beautifully renovated kitchen, private garden and driveway - this has to be the family home you have been looking for!

Located in Lower Darwen, this property benefits from having an abundance of amenities on the doorstep including shops, convenience stores, pubs and salons. There are excellent network links into Blackburn, Darwen Preston and beyond with junction 4 of the M65 motorway being a few minutes drive.

This home is truly a must view so get in contact with our sales team!

- Beautiful Detached Home
- En-Suite To Master
- The Perfect Family Home
- Immaculately Presented
- Cozy Rear Garden
- Council Tax Band D
- Four Bedrooms
- Charming Conservatory
- Freehold

Offers in excess of £250,000

Antigua Drive, Darwen

Ground Floor

Hall

4'7" x 3'7" (1.4m x 1.1m)

Ceiling light fitting, central heating radiator, door living room, stairs to first floor, carpeted flooring.

Living Room

13'9" x 10'5" (4.2m x 3.2m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, fitted gas fire with a marble effect hearth, wooden surround and two feature spotlights, open plan through to dining room, laminate flooring,

Dining Room

10'5" x 9'6" (3.2m x 2.9m)

Ceiling light fitting, central heating radiator, coving to ceiling, open plan through to lounge, door to kitchen, double doors to conservatory, laminate flooring.

Kitchen

12'7" x 11'10" (3.84m x 3.61m)

UPVC double glazed window, a gorgeous recently renovated kitchen comprising of: a range of sage green wall and base units with wood effect worktops and under counter lighting, 'Cuisine Master' dual fuel range cooker with three electric ovens, integrated electric grill and five burner gas hobs with extractor hood, double bowl Butler sink with stainless steel tap, integrated fridge freezer, part tiled splashbacks, ceiling light spotlights, matte black vertical central heating radiator, smoke alarm, doors to dining room, single garage and ground floor WC, tiled effect flooring.

WC

4'7" x 2'11" (1.4m x 0.9m)

Close coupled dual flush WC, white gloss vanity wash basin with mixer tap, ceiling spotlight, central heating radiator, extractor fan, tiled effect flooring.

Conservatory

10'9" x 8'10" (3.3m x 2.7m)

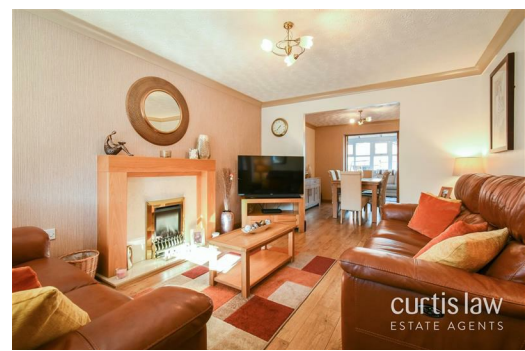
Fully UPVC double glazed surround, UPVC double glazed patio doors to exterior, ceiling light fitting, double doors to conservatory, tiled flooring with under floor heating.

First Floor

Landing

10'2" x 2'3" (3.1m x 0.7m)

Ceiling light fitting, smoke alarm, loft access, doors to four bedrooms and a family bathroom, stairs to ground floor, carpeted flooring.



Bedroom One

12'5" x 10'9" (3.8m x 3.3m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fitted bedroom furniture, door to en-suite, carpeted flooring,

En-Suite

6'10" x 5'6" (2.1m x 1.7m)

UPVC double glazed frosted window, a three-piece suite comprising of: a close coupled dual flush WC, white gloss vanity wash basin with mixer taps, fully enclosed corner shower cubicle with overheard shower, full tiled elevations, ceiling light fitting, chrome central heating towel rail, extractor fan, tiled flooring.

Bedroom Two

12'5" x 8'6" (3.8m x 2.6m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fitted bedroom furniture, carpeted flooring,

Bedroom Three

10'9" x 5'6" (3.3m x 1.7m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fitted bedroom furniture, carpeted flooring,

Bedroom Four

10'9" x 6'10" (3.28m x 2.1m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring,

Bathroom

8'2" x 7'10" (2.5m x 2.4m)

UPVC double glazed frosted window, a three-piece bathroom suite comprising of: a close coupled dual flush WC, full pedestal wash basin with mixer taps, walk-in shower cubicle with waterfall effect shower, full tiled elevations, ceiling light fitting, extractor fan, chrome central heating radiator, tiled flooring.

External

Front

Large driveway, decked seating area, small area with mature shrubbery, access to integral garage.

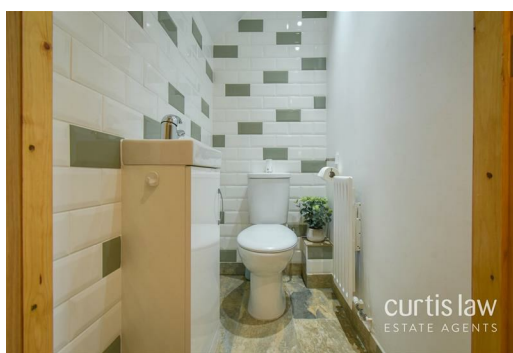
Rear

Private laid to lawn garden, bedding areas, patio with steps leading to a raised seating area, wood panel fence surround.

Garage

16'8" x 8'10" (5.1m x 2.7m)

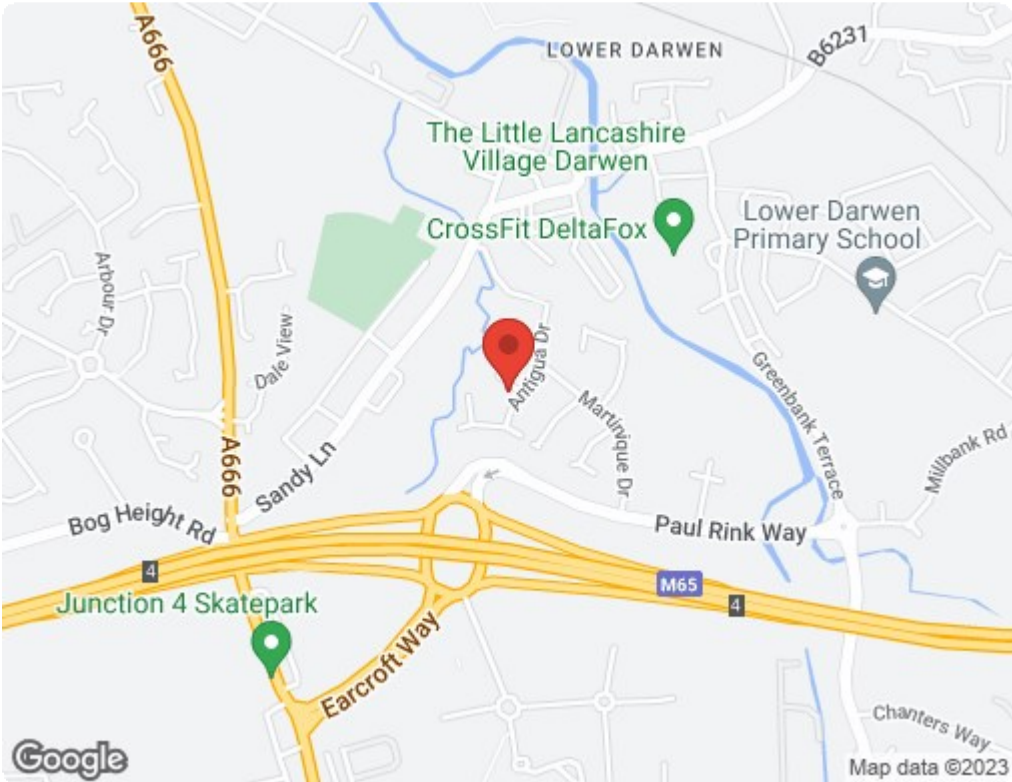
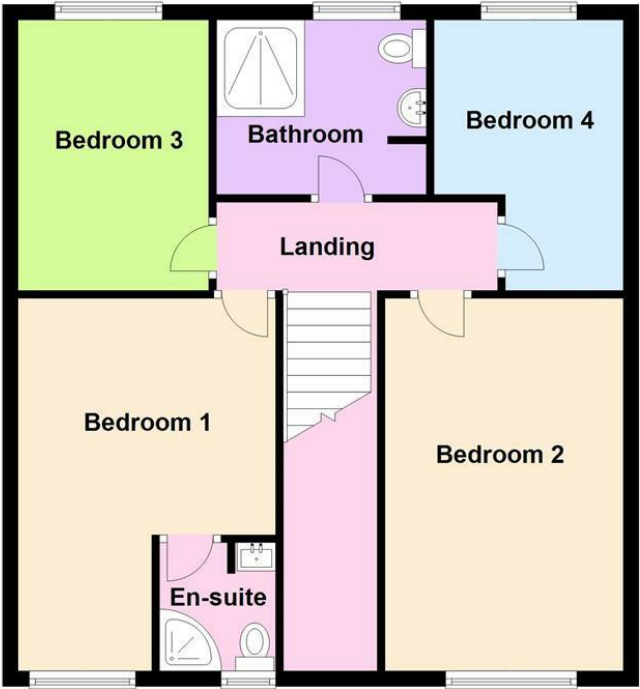
Up and over door, ceiling light fitting, plumbing for water-based appliance, fitted Potterton combination boiler, consumer unit, door to kitchen.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C	66	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		