



# PROCTORS

ESTATE AGENTS

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## 14 Sunnymere Drive, Darwen

Offers Over £299,950

A modern detached property in an elevation position situated on this highly sought-after area close to Sunnyhurst Woods. In our opinion this home would be ideal for a family requiring space and privacy. The split-level accommodation briefly comprises entrance vestibule, hallway, an impressive open plan lounge and fully fitted dining kitchen, three bedroom (one has en suite shower room and fitted furniture) and a family bathroom with shower. The lower ground floor offers a very large family room/games room/'man cave' along with a very practical walk-in boot room, separate WC and integral access to a large garage with utility area, ample space for storage and a remote-controlled shutter door. Benefits from gas central heating (boiler new approximately 2019, with Hive) and PVC double-glazed windows. Externally there is a larger than average driveway to the front and a privately enclosed tiered garden to the rear. Viewing is essential to appreciate the size of accommodation on offer!



# 14 Sunnymere Drive, Darwen

## LOCATION

From Darwen town centre leave on Duckworth Street, continue onto Blackburn Road, turn left onto Avondale Road, continue across the junction with Harwood Street, Sunnymere Drive is at the very top, turn right and the property is on the left-hand side.

## TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### ENTRANCE VESTIBULE

Composite front door with double-glazed units, coving to ceiling, glazed door through to;

### OPEN PLAN LOUNGE AND FITTED DINING KITCHEN

#### LOUNGE

15' 4" x 13' (4.67m x 3.96m) PVC double-glazed bow window, feature wood burning stove, slate hearth, wood effect mantle, wall lights, radiator, open through to;

#### FITTED DINING KITCHEN

15' 4" x 14' (4.67m x 4.27m) Fitted high-gloss wall and floor units including drawers, black single drainer one and a half bowl sink unit with mixer spray tap, stainless steel five ring gas four hob, stainless steel and glass extractor hood, built in double oven, integrated dishwasher, two PVC double-glazed windows, exterior 'stable style' door to rear garden

#### FAMILY BATHROOM

Panelled bath with water fall mixer tap, shower attachment, shower and screen over, vanity wash hand basin with storage below, low level WC, heated towel rail, fully tiled elevations, acrylic panelled ceiling, PVC double-glazed window

#### BEDROOM 1

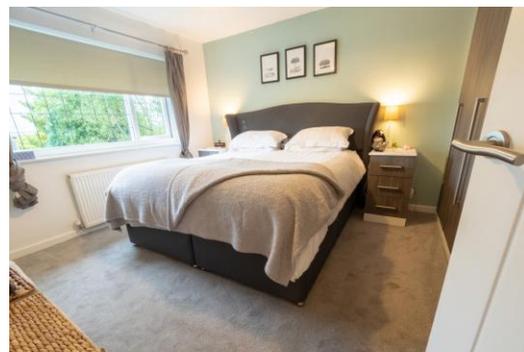
10' 5" x 10' (3.18m x 3.05m) Measurements up to wall-to-wall fitted wardrobes (eight doors), radiator, PVC double-glazed window

#### EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, wash hand basin with storage below, heated towel rail, fully tiled elevations,

#### BEDROOM 2

11' 3" x 8' 2" (3.43m x 2.49m) PVC double-glazed window, radiator



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band E  
Blackburn with Darwen Borough Council  
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## 14 Sunnymere Drive, Darwen

### BEDROOM 3 (CURRENTLY USED AS A DRESSING ROOM)

10' 2" x 8' 1" (3.1m x 2.46m) PVC double-glazed window, radiator

### CARPETED STAIRCASE TO LOWER GROUND FLOOR

hallway, laminate flooring, radiator, understairs storage cupboard with light and shelving

### BOOT ROOM

6' 6" x 6' 2" (1.98m x 1.88m) Laminate flooring, clothes hanging rails, shelving

### FAMILY ROOM/PLAY ROOM/'MAN CAVE'

26' 8" x 17' 5" (8.13m x 5.31m) Laminate flooring, two radiators, PVC double-glazed window,

### SEPARATE WC

Low level WC, wash hand basin with cupboard below, wall mounted gas fired central heating boiler unit (new approximately 2019, with 'Hive', extractor fan

### INTERGRAL ACCESS TO GARAGE

22' 2" x 16' 4" (6.76m x 4.98m) Electrically operated remote controlled roller shutter door, stainless steel single drainer sink unit with mixer/spray tap, plumbed for automatic washing machine, under counter space for tumble dryer, water tap, power, light and ample space for storage and work station



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### OUTSIDE

Easy to maintaining garden to the front and larger than average driveway. To the rear there is a privately enclosed tiered garden to the rear with seating areas, paved pathways and a timber shed



### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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