



31 Jacks Key Drive, Darwen

(Offers Over) £310,000

An impressive modern detached house situated on this exclusive residential development of Jacks Key and enjoying a south facing gardens to the rear with outlooks over the surrounding countryside and towards Darwen Tower. In our opinion the property provides superb family sized accommodation, there are four bedrooms (three are doubles and one with en suite shower room) along with a family bathroom. The ground floor provides a cosy lounge with feature fireplace, an excellent fully fitted kitchen with a full range of units and built in appliances, a utility room work station, cloakroom/WC, a dining room and conservatory that gives access to a large patio and beautiful rear garden. In addition there is a converted garage and driveway for two cars. Viewing is highly recommended to fully appreciate.



31 Jacks Key Drive, Darwen

LOCATION

From Darwen town centre leave on Bolton Road and continue for approximately one and a half mile, turn left into Jacks Key Drive, at the junction turn right into Jacks Key Drive and follow the road down and 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 PORCH

PVC front door with double-glazed units, tiled floor, feature exposed brick elevations, door though to;

HALLWAY

Laminate flooring, radiator, coving to ceiling, staircase to first floor

LOUNGE

15' 8" x 13' 7" (4.78m x 4.14m) PVC double-glazed window, radiator, laminate flooring, feature fireplace, living flame gas fire, coving to ceiling

FULLY FITTED KITCHEN

14' 6" x 8' 9" (4.42m x 2.67m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel five ring hob, stainless steel splash-back, stainless steel and glass extractor hood, built in double oven, integrated dishwasher, tiled splash-backs, PVC double-glazed window, concealed work station with fitted desk area, radiator, spotlighting to ceiling, open through to;

CONSERATORY

11' 5" x 10' 7" (3.48m x 3.23m) PVC roof, PVC double-glazed windows, radiator, PVC double-glazed exterior door (to enclosed raised decked area

UTILITY ROOM (converted from garage)

8' 6" x 8' 5" (2.59m x 2.57m) Fitted wall and floor units, tiled splash-backs, radiator, wall mounted gas fired central heating boiler unit, PVC exterior door

CLOAKROOM/WC

PVC double-glazed window, low level WC, vanity wash basin with storage below, part tiled elevations

FIRST FLOOR

Landing, spindled balustrade, loft access



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band D
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.

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BEDROOM 1

12' 9" x 10' 3" (3.89m x 3.12m) PVC double-glazed window, radiator, fitted furniture

EN SUITE SHOWER ROOM

Shower enclosure, vanity wash hand basin with storage below, low level WC, heated towel rail, PVC double-glazed window

BEDROOM 2

12' 5" x 8' 5" (3.78m x 2.57m) PVC double-glazed window, radiator

BEDROOM 3

10' x 8' 7" (3.05m x 2.62m) PVC double-glazed window, radiator

BEDROOM 4 (CURRENTLY USED AS HOME OFFICE)

9' 5" x 6' 1" (2.87m x 1.85m) PVC double-glazed window, radiator

FAMILY BATHROOM

Panelled bath with shower and screen combination unit with wash hand basin, low level WC and storage, heated towel rail, mainly tiled elevations, PVC double-glazed window

OUTSIDE

Established gardens to the front and rear, the latter is south facing and is laid over differing levels with lawns, mature plants and shrubs and timber fencing

ATTACHED GARAGE

Converted to separate utility room and store with up and over door

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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GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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