



PROCTORS

ESTATE AGENTS

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Tudor Court, Whitehall Road, Darwen

Offers over £850,000

LOCATION

From Darwen town centre leave on A666 Bolton Road, continue for approximately one mile and turn right into Queens Road at Whitehall park gates, continue into Whitehall Road and the property is situated on the right-hand side facing the park.

TENURE

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



Tudor Court, Whitehall Road, Darwen

Proctors is delighted to offer one of Darwen's most prestigious properties. Tudor Court is a distinguished detached house, constructed in 1982 and is situated in one of the most sought after residential areas. The house is set back from the road facing Whitehall Park on the fringe of Darwen moors, yet within easy distance of all local amenities, including two highly recommended primary schools. Close to the A666 means easy access to the town centre and train station. Excellent motorway links provide access to major cities such as Bolton, Preston, Manchester and Liverpool.

In a prime position opposite the Communal Sensory & Rose Garden in Whitehall Park, nestled behind electric wrought iron gates, sits Tudor Court. An impressive and extensive property providing superb living accommodation which has been lovingly and thoughtfully modernised by the current owners to the highest standard. Walk down the driveway to an open porch with tiled flooring and canopy with lights - a perfect spot for relaxing and enjoying your elevenses in the morning sun. On stepping through the main entrance you are immediately drawn in by the welcoming hallway with two doors and minstrel gallery staircase - your imagination carried to the festive season and that longed for 7 feet Norwegian Spruce! Turn right through the solid door into the formal lounge featuring a large Inglenook fireplace with a wood burning stove and two small feature leaded windows - or walk straight through the glazed door in to the dining area which effortlessly flows in to the family room followed by a large Victorian style conservatory. This area of the property provides a wonderful space for both larger gatherings and also evening entertainment with mood lighting. The kitchen is a fully fitted Crosby Signature shaker style kitchen with a large glass topped centre island as well as feature lighting and Bi-folds giving access to the garden. Walk on through in to a utility, cloakroom/boot room and internal access to the double garage. Upstairs you will find six double bedrooms - two with en-suite facilities, the master has a dressing room and interconnecting door leading to the nursery (bedroom six) which is currently used as a home office. All bedrooms excluding the nursery are fitted with quality wardrobes and all have delightful outlooks. There is also a luxurious family bathroom with a walk in shower. Externally, there are generous sized gardens to the front, side and rear which are mainly laid to lawn with a paved patio at the rear surrounded by mature borders and trees adding privacy to the plot.

GENERAL INFORMATION

The property enjoys gas central heating with twin 'Baxi' boilers which have been renewed within the past twelve months. PVC double-glazed windows can be found throughout the property ensuring efficiency. The roof, loft battens and felt have also been renewed in the last two years. Security shutters have been fitted at the front, side and patio doors. The property also includes some unique features such as an old fashioned lamppost on the drive, a rare Queen Victoria post box in the front garden wall as well as on site plaster coving, ceiling roses and architrave with a ceiling design feature with star blue twinkling LED's.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band G
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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ACCOMMODATION

SPACIOUS ENTRANCE HALL

13' 7" x 12' 10" (4.14m x 3.91m) The entrance hall has an open staircase with spindled balustrade, PVC double-glazed leaded window, radiator, wall lighting and Karndean flooring.

FAMILY ROOM WITH DINING AREA

28' 6" x 13' 6" (8.69m x 4.11m) A light and airy spacious room with solid oak flooring and a circular ceiling feature with LED star effect blue lighting. The dining area has a moulded rose ceiling feature with matching feature coving, two PVC double-glazed windows, sliding doors to conservatory and three radiators.

ATTRACTIVE LOUNGE

24' 10" x 14' (7.57m x 4.27m) The lounge has an Inglenook fireplace with wood burning stove in Minster stone surround with a large period coving with matching ceiling roses and wall lighting. This room also has two double-glazed leaded windows, two radiators and wall lighting.

EXCELLENT FULLY FITTED BREAKFAST KITCHEN

19' 6" x 17' 2" (5.94m x 5.23m) The kitchen is fitted with full range, high quality wall and floor units and the breakfast bar has matching units and drawers below. Granite worktops and an extensive range of built in appliances including double oven, six ring hob (four induction and two halogen), extractor hood, built in microwave, warming drawer, tall fridge, dishwasher, wine cooler, skirting lighting, tiled floor, PVC double-glazed folding doors to side garden

UTILITY ROOM

10' 1" x 7' 3" (3.07m x 2.21m) The utility room has a single drainer sink unit, fitted base units with tiled worktops, tall broom cupboard, ceiling fixed drying rack and plumbing for an automatic washing machine.

TWO PIECE CLOAKROOM

The cloakroom/boot-room includes a wash hand basin, low level WC, tiled elevations and floor, chrome radiator/towel rail and feature glass privacy wall.

FIRST FLOOR

Minstrel gallery landing, storage cupboard, PVC double-glazed window, wall heater, wall lighting

MASTER BEDROOM

16' 2" x 12' 11" (4.93m x 3.94m) The master bedroom has a range of low level fitted drawers with matching dressing table. PVC double-glazed windows, radiator and the interconnecting door leading to bedroom six (nursery/home office).

EN SUITE

12' 5" x 6' 10" (3.78m x 2.08m) The en-suite has a panelled bath with shower over, fitted walnut and granite top cupboard with matching fitted wash hand basin, low level WC, radiator, chrome towel rail, tiled floor, spotlighting and PVC double-glazed window.



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DRESSING ROOM

10' 9" x 4' 6" (3.28m x 1.37m) The dressing room has PVC double-glazed leaded windows, radiator and fitted wardrobes.

BEDROOM 2

13' 9" x 11' 4" (4.19m x 3.45m) Bedroom two has fitted wardrobes, matching dressing table and drawers as well as PVC double-glazed leaded windows and radiator.

EN SUITE SHOWER ROOM

Walk in shower, wash hand basin, low level WC, heated towel rail, spotlighting, PVC double-glazed leaded windows

BEDROOM 3

17' 2" x 12' 5" (5.23m x 3.78m) Two PVC double-glazed leaded windows, radiator, fitted wardrobes

BEDROOM 4

12' 10" x 10' 10" (3.91m x 3.3m) PVC double-glazed leaded windows, radiator, fitted wardrobes with desk area

BEDROOM 5

12' 3" x 11' 7" (3.73m x 3.53m) PVC double-glazed leaded windows, radiator, fitted wardrobes, fitted bedboard with matching bedside units

BEDROOM 6

12' 10" x 8' 10" (3.91m x 2.69m) PVC double-glazed leaded windows, radiator, interconnecting door leading to the master bedroom - ideal as a nursery or office.

FAMILY BATHROOM

10' 3" x 10' (3.12m x 3.05m) Large bath, walk in shower, Villeroy Boch fittings and wall tiles with feature Villeroy Boch sink unit with drawers. Low level WC, two chrome radiators, spotlighting, two electric shaver/toothbrush points and PVC double-glazed windows.

INTEGRAL DOUBLE GARAGE

17' 2" x 10' 6" (5.23m x 3.2m) Twin 'Baxi' gas fired central heating boiler units, PVC double-glazed leaded windows, electrically operated folding up and over door

OUTSIDE

Long tarmac drive approached through electrically operated wrought iron gates. Lawns to both sides of the drive. Side lawn area and generous lawn rear garden with paved circular patio and pathways. Canopied entrance to front door with tiled seating area. Garden shed to rear. Mature trees and stone walling affording privacy. Old fashioned street lamp and Victorian post box

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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