



PROCTORS

ESTATE AGENTS

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20 Jacks Key Drive, Darwen

£485,000

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 the property is on the right hand side.

TENURE

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



20 Jacks Key Drive, Darwen

An outstanding modern detached house situated on this exclusive residential development of Jacks Key and enjoying excellent outlooks over the surrounding countryside and towards Darwen Tower. The property has been extended and appointed to the highest standards and provides superb family sized accommodation arranged over three floors. There are five bedrooms (two with en suite shower rooms and a very attractive family bathroom). The extension provides a very impressive and spacious sun room with wood burning stove and bi fold doors leading to the private rear garden. There is another lounge, playroom and an excellent fully fitted breakfast kitchen with a full range of quality units and built in appliances. The lounge and sun lounge both have media walls with large inset TV's. There is also a separate utility room, cloakroom and internal access to an integral garage with additional storage area. The property enjoys gas central heating, PVC double-glazing, a security system and CCTV. Outside there is a superb rear garden with flagged, lawned and decked areas with gated access into Jacks Key nature reserve at the rear. There is a block paved driveway to the front with an electric charging point. This is an exceptional property and viewing is highly recommended to fully appreciate.

ACCOMODATION

ENRANCE PORCH

PVC double-glazed windows and doors, PVC door to:

ENTRANCE HALL

Karndean flooring, radiator, cloaks cupboard, open staircase with chrome spindled balustrade

TWO-PIECE CLAOKROOM

Wash hand basin, W/C, fully tiled walls, chrome radiator

FULLY FITTED BREAKFAST KITCHEN

24' 0" x 14' 1" (7.32m x 4.29m) Full range of high gloss wall and floor units, full range of appliances, induction hob, two built in ovens, granite worktops with inset sink, microwave, two fridge/freezers, spot-lighting, two PVC double-glazed windows, feature radiator, Karndean flooring

PLAY ROOM

11' 7" x 8' 8" (3.53m x 2.64m) PVC double-glazed window, radiator, laminate flooring

UTILITY ROOM

5' 10" x 5' 8" (1.78m x 1.73m) Wall and floor units, single drainer sink unit, plumbed for automatic washing machine, door to garage

FIRST FLOOR

Landing, new Karndean flooring, storage cupboard and cupboard understairs, two radiators, open staircase with chrome balustrade

LOUNGE

18' 0" x 13' 10" (5.49m x 4.22m) Living flame gas fire in fire surround, two PVC double-glazed windows (with good outlooks), two radiators, 'LED' pelmet lighting, media wall with large TV inset



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold
n/a
Band F
Blackburn with Darwen Borough Council
C

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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FAMILY BATHROOM

Fully tiled walls and flooring, panelled bath, wash hand basin basin, W/C, PVC double-glazed window

MASTER BEDROOM

13' 10" x 10' 3" (4.22m x 3.12m) Measurements plus fully quality fitted wardrobes with matching drawers, PVC double-glazed window, radiator

NEW ENSUITE SHOWER ROOM

Walk in shower, wash hand basin, W/C, chrome radiator, fully tiled walls and flooring, spot-lighting, circular window

BEDROOM 2

14' 2" x 7' 5" (4.32m x 2.26m) Fitted wardrobes, PVC double-glazed window, radiator

BEDROOM 3

8' 8" x 7' 5" (2.64m x 2.26m) Fitted wardrobes, PVC double-glazed window, radiator

'L' SHAPED SUN LOUNGE

25' 9" x 20' 0" (7.85m x 6.1 m) Measurements at 20' is maximum, minimum is 14'11 (4.55m) PVC bi-folding doors, three Velux double-glazed windows, multi fuel stove, two radiators, Karndean flooring, media wall with built in TV

SECOND FLOOR

BEDROOM 4

12' 6" x 7' 5" (3.81m x 2.26m) Velux double-glazed window, chrome radiator

BEDROOM 5

12' 5" x 10' 6" (3.78m x 3.2m) Two Velux double-glazed windows (with good outlooks), built in cupboards and drawers

EN-SUITE SHOWER ROOM

Walk in shower, wash hand basin, W/C, Velux double-glazed window, chrome radiator, fully tiled walls and flooring

GARAGE

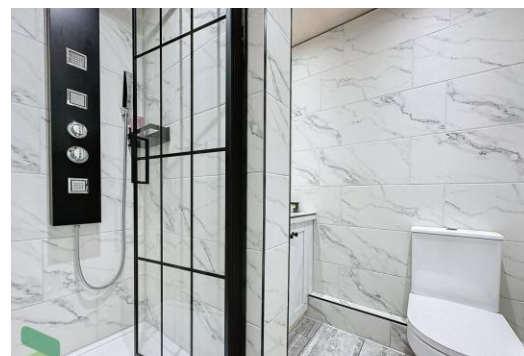
18' 9" x 8' 10" (5.72m x 2.69m) Up and over door, gas fired central heating boiler unit

OUTSIDE

Impressive rear gardens with flagged, lawned and decked areas, open to field at the rear with gated access to Jacks Key nature reserve, raised decked patio area. There is a block paved driveway to the front with an electric charging point.

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.



Proctors Darwen

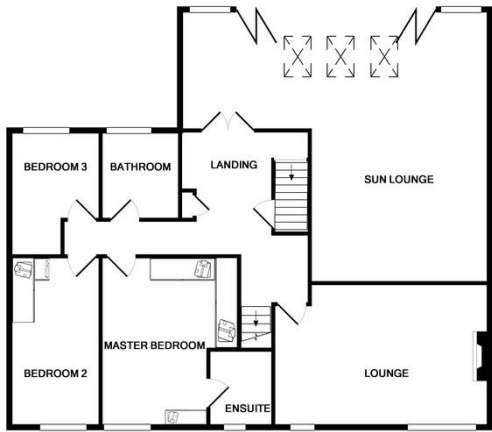
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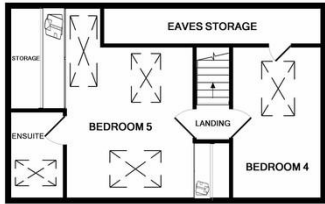
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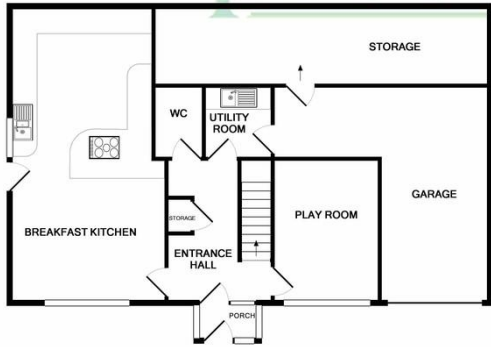
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1ST FLOOR
APPROX. FLOOR
AREA 1178 SQ.FT.
(109.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 948 SQ.FT.
(88.1 SQ.M.)

20 JACKS KEY DRIVE - MARKETED BY PROCTORS ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 2527 SQ.FT. (234.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given.
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