



DARWEN ROAD

BROMLEY CROSS





DARWEN ROAD

BROMLEY CROSS

A celebration of period features, contemporary kitchen renovations and luxury touches combine at Darwen Road, a versatile three-bedroom Victorian home in the heart of Bromley Cross.

Pull up onto the generous driveway (where there is additional parking beyond the double gates should you need), and admire the impressive front garden with its kaleidoscope of brightly blooming planting in the spring and summer months. Mature bushes and trees provide a screen of privacy from the main road, whilst retaining maximum light flow through.

Make your way to the impressive arched entrance, where captivating stained-glass panelling to the traditional front door and its surrounds provides a preview of the period features that embellish this home.

WELCOME HOME

Sense the warmth of welcome instantly, stepping into the entrance hall, where chic grey flooring extends in diagonal design underfoot. Light streams in through the leaded lights to the front and from a tasteful crystal chandelier above.

Luxurious Farrow & Ball colours coat the walls, contrasting with white framing around the solid wood doors. Inset within the stairs is a storage cupboard and cloakroom, tiled and furnished with wash basin and WC.

Retreat to the sitting room, on the right, a true sanctuary at the end of a busy day. Recently installed built-in cabinets are painted in understated shades of Farrow & Ball 'Purbeck Stone', which also frames the wall-mounted television. Feature Shaker-style panelling coats the opposing wall for a contemporary yet classic feel. Tiled to the top of the handy shelving, celebrated by uplighting, cosy shimmering cream carpet extends underfoot.

Snuggle up on the sofa in front of the original fireplace, set upon marble tiles and featuring an electric log burning stove, nestled beneath an evocative wooden feature beam. Light streams in through the bay window overlooking the front and fitted with fresh white café style shutters.



"We kept the sitting room private from the rest of the downstairs in order to create that calming, cosy area to relax in the evening."



"The kitchen is great - our son can play in his play area whilst I cook in the kitchen; it's perfect for those busy hours of the day."



FEAST YOUR EYES

From the front door, follow the smooth flow of the diagonal flooring through to the kitchen ahead.

Textured slate tiling set to either side of the chimney breast adds contemporary flair to the panelled walls, harmonising tones of grey with the floor and walls. The consummate family space, a dining table leads onto a designated play corner for children, set before patio doors opening out to the decking area where there is space for a hot tub.

Flow through into the main kitchen, where natural stone flooring provides a separation in zones, whilst flowing perfectly with the colour scheme. Crisp and contemporary in its layout, a large solid wood breakfast bar provides ample counter and preparation space. Serve up a feast for family and friends, courtesy of the Samsung oven and induction hob, set beneath an extractor hood. There is also a sink set beneath a window overlooking the side garden. Step down to the open-plan utility room, where light flows in from a Velux set within the high ceiling. Furnished with a double American-style fridge-freezer, complementary grey units and an extra sink, there is also plumbing for washing machine and dishwasher.

Wooden beams overhead create a warm country feel in this contemporary kitchen.

REST & REFRESH

Returning to the entrance hall, take the fluffy carpeted stairs up, noting the attractive wood-panelled wall features, a motif that runs through the home, resplendent in tones of 'Ammonite' by Farrow & Ball. Admire the original frosted stained-glass window on the turn, delivering sunny beams through to the landing.

Turning left, refresh your senses in the family bathroom, tiled in grey and taupe to the walls and floor and warmed by underfloor heating. Whilst your towel warms on the matt grey heated ladder rail, soothe your muscles beneath the rainfall showerhead, inset within the ceiling of the walk-in wet-room style shower, or soak away the aches in the modern freestanding oval bath with wall mounted Hudson Reed tap. A floating wash basin, fitted with Hudson Reed silver accessories and overseen by a fitted LED mood lighting mirror complete this luxurious scene.

Next door, the large second bedroom brims with light, flowing in through the window overlooking the garden to the rear. 'Ammonite' panelling contrasts evocatively with Farrow & Ball's 'De Nimes' to the upper walls. Furniture fits perfectly within the alcoves to either side of the chimney breast, preserving floor space for a spacious feel.





BEDROOM BLISS

Freestanding wardrobes fit perfectly from floor to ceiling in the master bedroom next door, providing plenty of storage for all your needs. Light suffuses the space through the broad bay window, fitted with shutter blinds and overlooking the front, and is amplified by the crisp white décor. The ultimate haven at the end of a hectic day, sink into sleep in peace and serenity in this spacious, luxuriously styled bedroom.



Overlooking the front of the home, step through into the dreamy third bedroom, currently serving as a nursery. Dressed in designer Andrew Martin safari wallpaper complemented by Farrow & Ball's Cornforth White, this soporific sanctuary is the perfect refuge for a restful night. Shuttered blinds are fitted to the front-facing window. Formerly used as an office, this versatile room can serve in whatever function you prefer.

Above, there is easy access to the loft via a reasonably large opening with drop down steps.

SAFE & SECURE SURROUNDS

In addition to its pretty front garden with colourful spring planting and tall trees providing privacy, to the rear, Darwen Road enjoys a private and sunny backdrop.

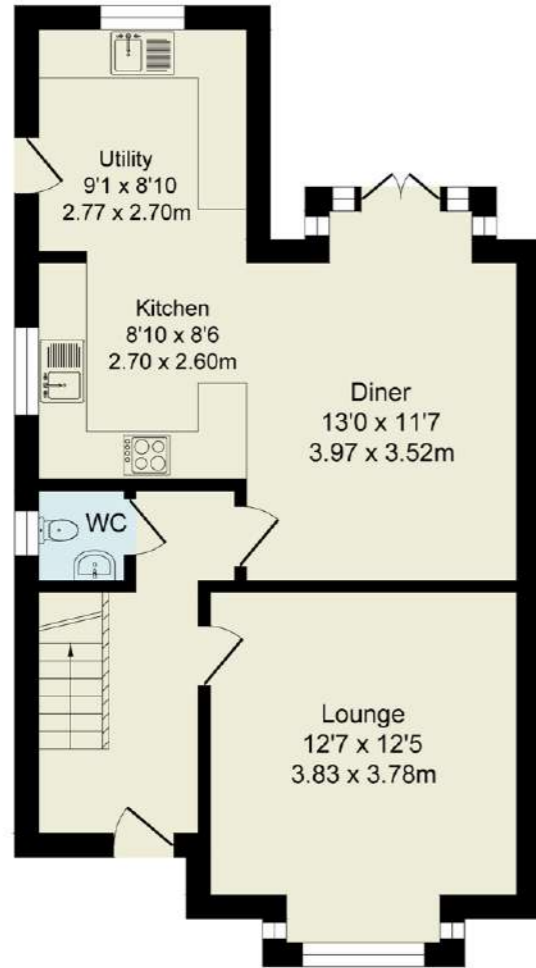
From the dining-kitchen, flow out onto a decked area, a sun trap with its own fitted hot tub for starry nights sipping on a glass of fizz. Beyond, stone paving separates the decking from a lawn fitted with low maintenance AstroTurf, perfect for children or pets to play on.

Built-in flower beds to the side of the garden allow you to design your own colourful and fragrant flower garden, or aromatic kitchen garden.



DARWEN ROAD
BROMLEY CROSS

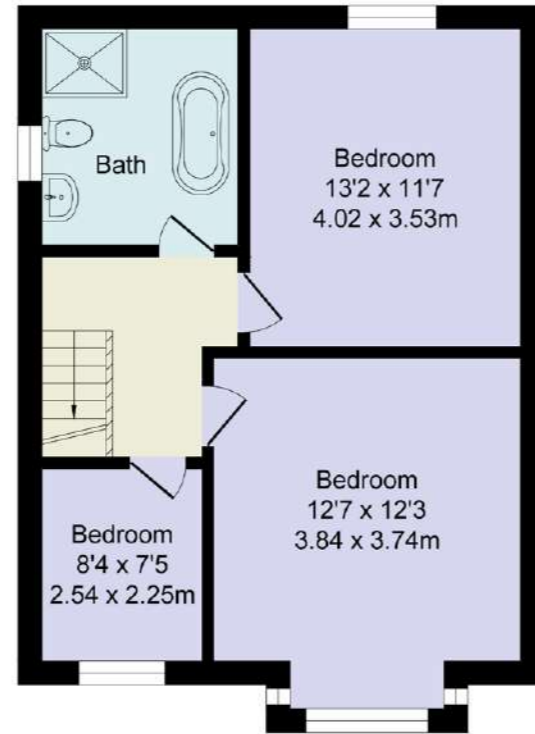
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx. Floor Area 596 Sq.Ft (55.4 Sq.M.)

Total Approx. Floor Area 1116 Sq.ft. (103.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



First Floor
Approx. Floor Area 520 Sq.Ft (48.3 Sq.M.)



DELIGHTS ON YOUR DOORSTEP

Snug in the heart of Bromley Cross, you are spoilt for choice when it comes to dining, entertainment and walks.

Call in for drinks at your local pub, The Railway, famed for its hearty pub grub, or sample some healthy vegan cuisine at Earthlings Café. Just a short journey down Darwen Road delivers you into Egerton where you can dine at Retreat, sample cheese and wine tasting at Turton Wines, savour the flavours at The Slaughtered House Gin Bar, feast on Italian cuisine at Cibo, take afternoon tea at the newly opened Ruspante, enjoy coffee and cakes at Bakers and eat artisan food at Bistro 341. The choice is endless!

Work up an appetite with a stroll through Jumbles reservoir, only a short distance from the doorstep, or Brooke Hill Woodland only 100 metres away and perfect for those summer evening dog walks.

Families are perfectly positioned - there are a number of schools within walking distance including: Eagley Infants School, Eagley Junior School, The Oaks Primary School and Turton School.

A host of shops and supermarkets is readily available including Sainsbury's and Co-op, a short walk away when you need to quickly grab those essentials. There is also a launderette and dental care centre close by. Embellish your already divine dream home with a few choice items from the AW Interiors.



DARWEN
ROAD

BROMLEY CROSS

WAINWRIGHTS
ESTATE AGENTS

To view 115 Darwen Road
Call 01204 773556

Email: sales@wainwrightshomes.com