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# SUNNYMERE DRIVE, DARWEN, BB3 1RH

## Offers Over £400,000



Located in a commanding position in Sunnyhurst, this stunning detached property has a bit of wow factor. With an open plan kitchen/bar and some of Lancashire's best views!

The house has a unique upside down layout being built into the hill. It comprises; entrance hallway, access to a ground floor double bedroom and a double garage. From the hallway there is a stairway leading up to the main floor of the house. The main living area comprises; inner hall, lovely lounge with French doors & media wall, open plan dining kitchen leading to a bar/snug area, three piece bathroom, two further double bedrooms and a master en-suite shower room.

Externally to the front the house is finished in K rend, contrasting effortlessly with its striking black windows. There is a block paved double driveway which leads directly up to the garage which has an electric roller shutter door. To the rear there is a three tiered garden which surprisingly is very low maintenance. The bottom section has flagged patio which can be accessed directly from the snug/bar area. The middle section has artificial turf and the top section has a composite decked patio area which is currently under construction. The benefit of being built into the hill means the house is very elevated and has some breath-taking views.

The house is situated on an exclusive cul de sac in the heart of Sunnyhurst, probably Darwen's most sought after location. There are beautiful walking routes on its doorstep along with easy access roads into Darwen centre along with motorway links.

**OUR THOUGHTS** - *'If you are looking for something a bit different with an exclusive feel this should seriously interest you'*

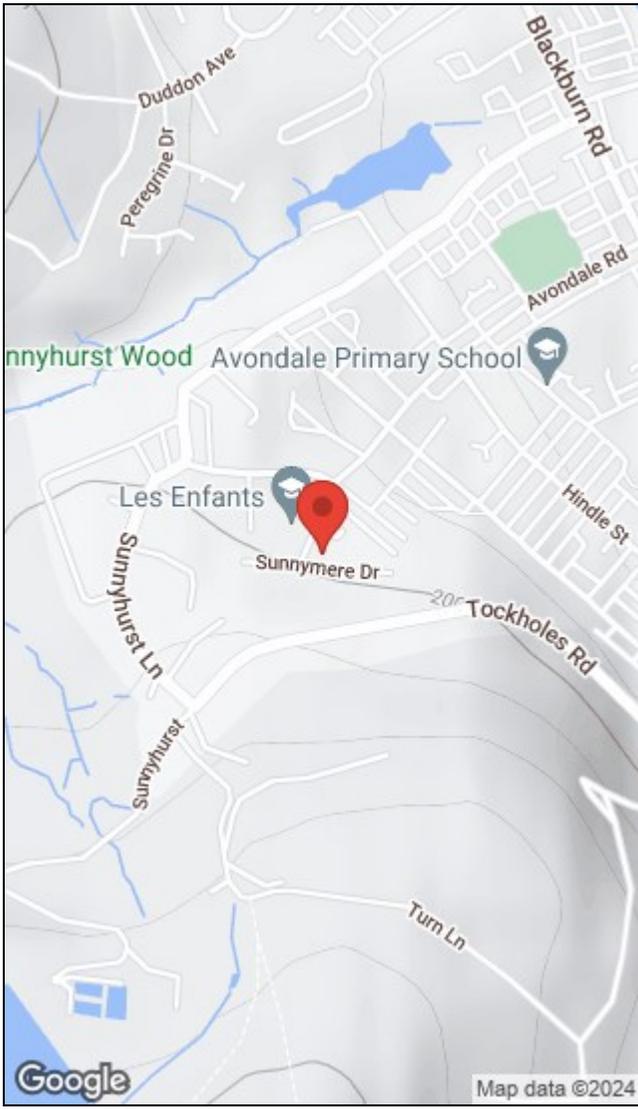
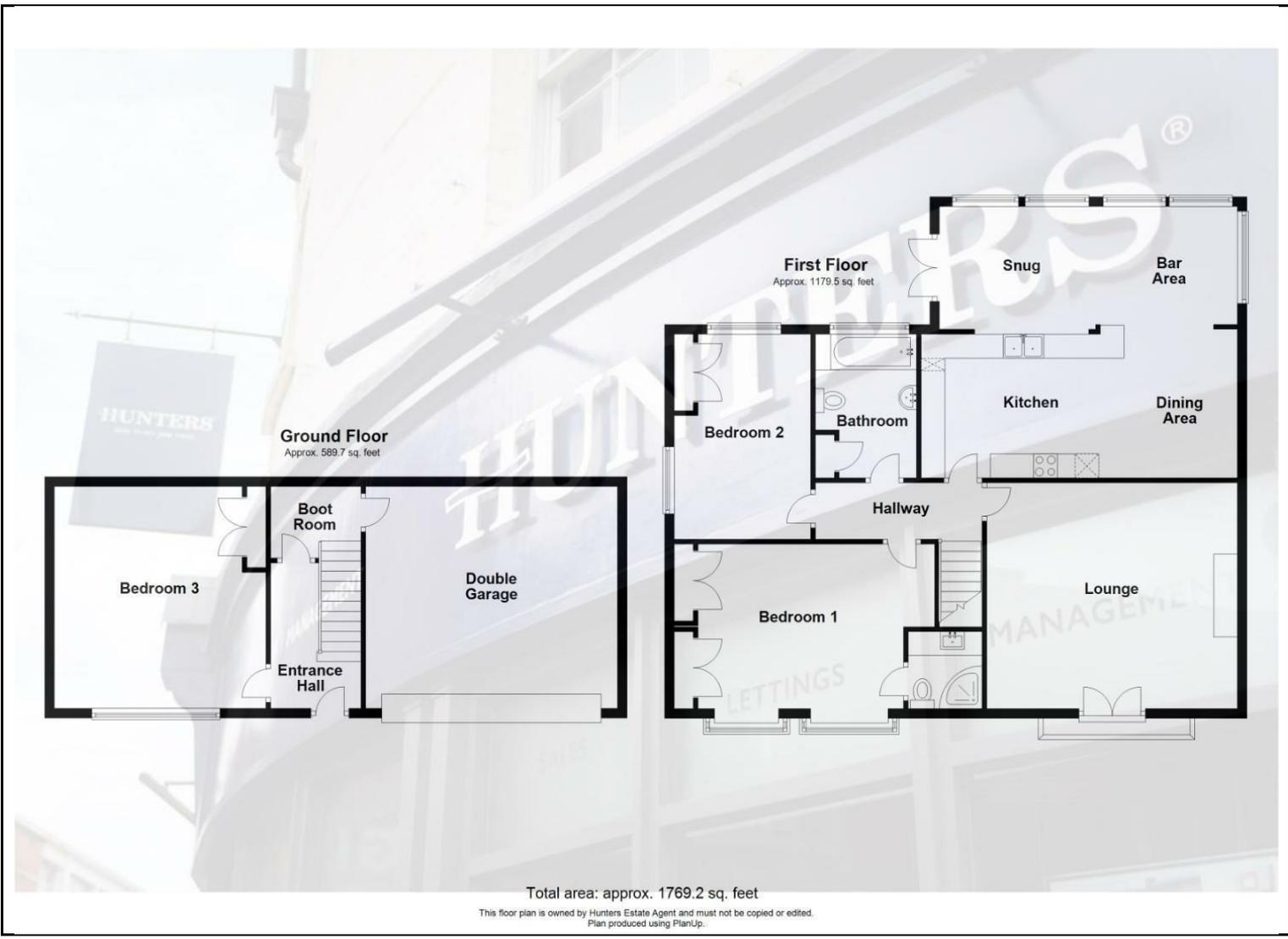
## KEY FEATURES

- Detached Home In Sunnyhurst
  - Open Dining Kitchen
    - Snug/Bar Area
- Lounge With French Doors & Media Wall
  - Three Double Bedrooms
  - En-Suite & Family Bathroom
    - 3 Tiered Rear Gardens
- Double Garage & Double Driveway
  - Stunning Views
  - Highly Desirable Location









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