

Claves.



Earnsdale Avenue

Darwen, BB3 1JW

Offers over £380,000



Welcome to Holmwood. Nestled in the corner of Earnsdale Avenue and backing onto Sunnyhurst Woods, boasting scenic countryside views, deceptively large interiors and a substantial plot, this three-bedroom semi-detached period property is presented in excellent condition and is a fantastic choice for family life. A large, converted loft room offers scope for a fourth bedroom too.

A brief overview of the accommodation includes a lounge, dining room, modern integrated kitchen with island, utility room, downstairs WC, three bedrooms all with fitted furniture and the master with an en-suite, a family bathroom, and the aforementioned loft room which provides a great amount of space and is versatile in function. Externally the property includes a multi-car private drive to the front, two external stores, and mature garden with balcony overlooking the neighbouring woodland.



Character & Lifestyle

Holmwood is well-suited for families seeking peace and tranquillity without comprising on practicality and convenience. The proximity to countryside and woodland make it particularly attractive for those who enjoy spending time outdoors and being close to nature. High ceilings and large rooms allow a spacious, bright and airy feel throughout, and an abundance of period features make the property rich in character.

Living Space

Practical for everyday life, the daily entrance situated off the drive welcomes you into the kitchen. Finished to premium contemporary standards, the kitchen offers a large variety of storage and a comprehensive range of Miele appliances, including a double oven, combination microwave and steam oven, four-zone induction hob and concealed ceiling extractor, fridge-freezer, dishwasher, and wine fridge. The quartz worktop complements the modern gloss cabinetry and houses a Blanco sink and tap. With its central island this is a fabulous space, ideal for hosting social occasions as well as meeting the demands of modern family life.

The utility room off the kitchen also adds to the appeal for family life, providing plenty of space for doing the laundry, and valuable extra storage room for coats, shoes, and other bits and bobs.

The large dining room has an open aspect flow from the kitchen, and owing to its generous size can easily be a multi-functional room – the current owner has a home office set up here too. The original fireplace and high ceiling with coving here give the first impression of the character found throughout, and the large windows afford plenty of natural light.

Benefiting from views onto the mature garden and overlooking the woodland background, the lounge to the rear offers a cosy and secluded retreat where you can sit back, relax, and enjoy the seasons passing by. There's a grand feeling here which is enhanced by the beautiful bay window with stained glass, and an imposing stone fireplace with gas burning stove.

Another handy element is the downstairs WC which is tucked away in the hallway underneath the stairs and landing, further adding to the appeal for family life.

Bedrooms & Bathrooms

The master bedroom is of an exceptional size and finish, enjoying tranquil views onto the woodland and neighbouring open countryside, framed through two large windows with ornate stained glass. Spanning the full width of the home, there is heaps of space with ample room for a king size bed and even an armchair or small sofa. Premium floor to ceiling fitted wardrobes with sliding doors complete the space with style and practicality. One of the sliding doors here conceals the entrance to the fully tiled master en-suite, with an elegant modern design and three-piece suite comprising walk-in shower, wash basin and WC.

Two further bedrooms on the first floor are both complete with modern fitted furniture. The second bedroom is a good-sized double, and the third is also a generous size, though is currently used as a home office with heaps of fitted storage and a fitted desk/working space.

The second and third bedroom have easy access to the family bathroom which is also on the first floor, and like the master en-suite is fully tiled and finished to stylish modern standard, featuring a bath with shower-over, complementary wide vanity basin and integral storage, and WC.

Up to the converted loft space on the second floor, a permanent staircase invites you to a super bright and airy space, where natural light floods in through three large roof windows and allows far reaching views over open countryside. The sheer size of this room gives it brilliant functionality – it is suitable for a variety of uses and could also be a spectacular fourth bedroom. However, please note this bedroom does not currently have building control sign off to be used as a bedroom.

Outside Space

In addition to the large private drive with EV charging point, which is fully paved and found in excellent condition, the rear garden provides a lovely outside space which is very private and enjoys unrivalled proximity to the leafy green Sunnyhurst Woods. A patio outside the house leads down the side and gives practical space for keeping bins tidy and out of the way, as well as plenty of space for a shed and other garden items. The substantial lawn is relatively easy maintenance while allowing ample potential for keen gardeners, and the elevated decking area brings your garden right into the woods, offering a spectacular setting for summertime relaxing and socialising.

Location

Situated on the quiet and highly regarded Earndale Avenue, this attractive family home enjoys a peaceful setting within the established and leafy neighbourhood of Sunnyhurst, one of Darwen's most sought-after residential areas. The location balances everyday convenience with a strong connection to nature, being just moments from the open green spaces and the woodland walks of Sunnyhurst Woods. Ideal for growing families, the area benefits from a range of well-regarded schools, local amenities, and recreational facilities, all close at hand yet without compromising the calm, community feel of the surroundings.

Commuters are well catered for with convenient transport links providing easy access to the motorway network via the M65, Darwen town centre and beyond, while the nearby Darwen train station makes travelling by rail straightforward. Whether it's morning school runs, countryside walks, daily commutes, or family days out, this location offers flexibility and lifestyle appeal – combining space, greenery, and connectivity in equal measure.

Key Details

Tax band: D

Tenure: Leasehold

Ground rent: £6 per annum

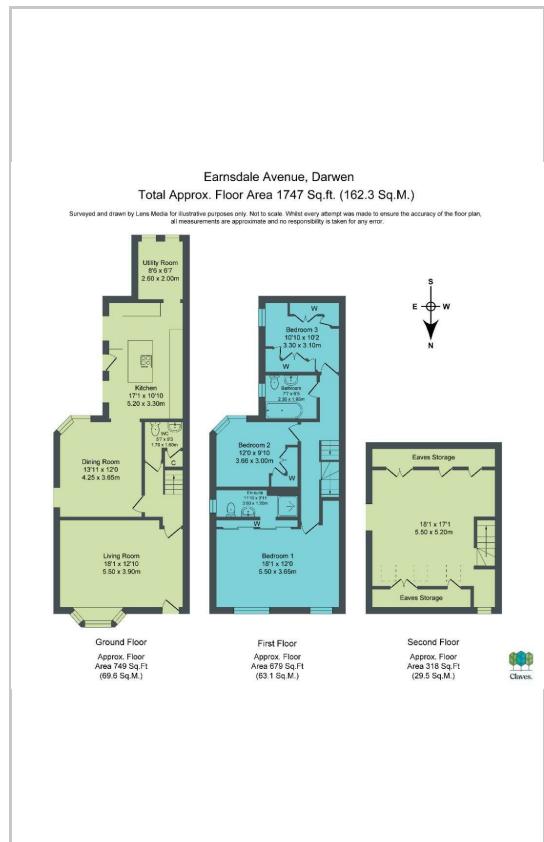
Term: 990 years from 1908

Heating: Gas central heating with boiler and radiators

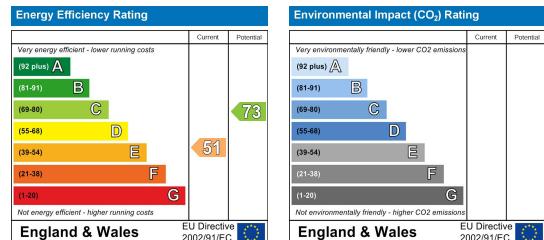
Area Map



Floor Plans



Energy Efficiency Graph



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Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk