



FARDELLA
& **BELL**

Plot 4 Trough Laithe Farm Wheatley Lane Road, Barrowford

£825,000



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Barrowford

Council Tax band: TBD

Tenure: Freehold

- Bespoke Bathrooms and Kitchen
- Superior Detached Homes
- 5 Bedrooms
- 10 Year NHBC Warranty
- Air Source Heat Pump Heating System
- High Quality Appliances
- Underfloor Heating Downstairs
- Freehold
- Service Charge TBC



Description

A Luxurious 5-Bedroom Home in a Private, Gated Development – Where Design Meets Detail Welcome to this exceptional five-bedroom family home, nestled within a gated, private community offering peace, privacy and breathtaking views over the valley. Built to exacting standards, this property exemplifies luxury living with meticulous attention to detail throughout. Step inside and be instantly impressed by the double-height aluminium framed entrance glazing, flooding the hallway with natural light and setting the tone for what lies beyond. The heart of the home is a bespoke high-quality kitchen, complete with Neff appliances, quartz worktops with waterfall edging, matching splashbacks and a separate utility room – perfect for modern family life. Two sets of bi-fold doors seamlessly connect the living space to the garden, ideal for entertaining or relaxing in the fresh air.

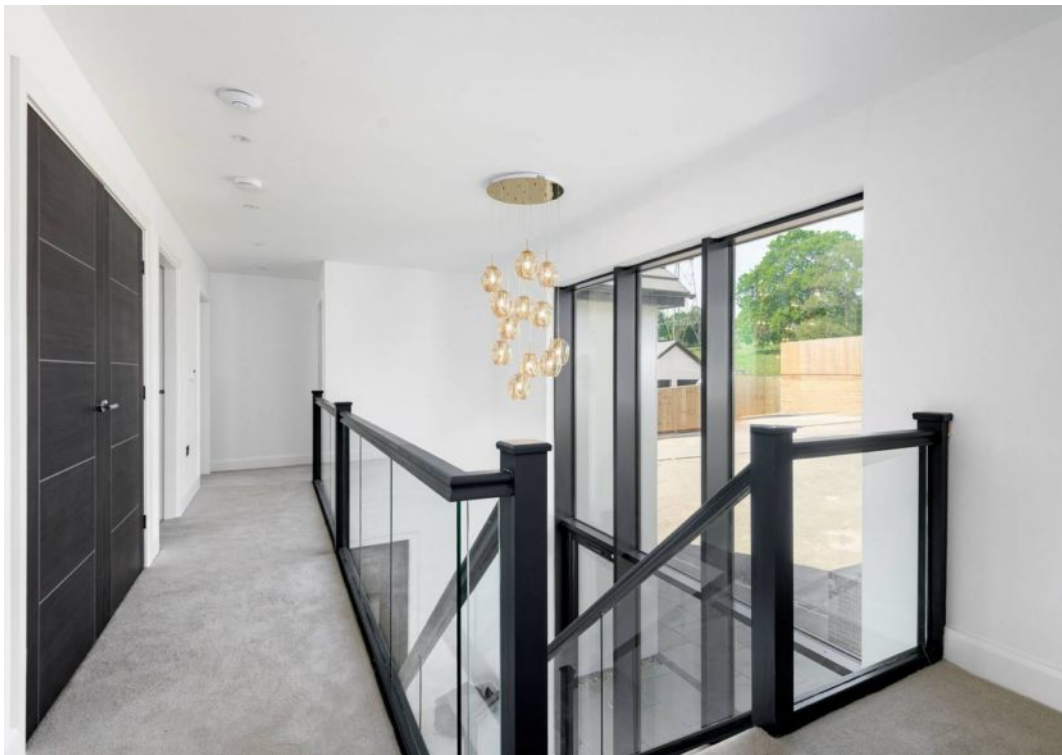
Description

Every bathroom has been thoughtfully designed, with fully tiled finishes, high-spec fixtures, and a stunning 4-piece family bathroom featuring a luxurious bath and double walk-in shower. The master suite offers a serene retreat with its own dressing room and ensuite. Comfort is key, with underfloor heating throughout the ground floor, powered by an efficient air source heat pump system. A double garage, ample driveway, and a 10-year Advantage build warranty provide peace of mind for years to come.

Additional Information

-Freehold -EPC Rating: B -Located in a sought-after luxury development -Spacious, versatile living throughout - Service Charge TBC by the developers This is more than a home, it's a statement. Early viewing is highly recommended to truly appreciate the scale and craftsmanship on offer.







Total area: approx. 282.6 sq. metres (3041.7 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced using PlanUp.

Wheatley Lane Road



GARDEN

This striking, architect-designed detached home offers an exceptional blend of contemporary elegance and practical family living. With its crisp white render, anthracite framing, and dramatic double-height glazed entrance, the exterior makes a bold statement from the outset. Symmetrical floor-to-ceiling windows flood the interior with natural light while creating a standout façade. Set within a gated, private cul-de-sac, the property benefits from a generous driveway, integrated garage and enclosed landscaped garden, perfect for outdoor living. This is modern luxury, thoughtfully designed for those seeking privacy, style and space in a desirable semi-rural setting.

DRIVEWAY

3 Parking Spaces





Aerial boundary for illustrative purposes only

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