

10 Barrow Brook Close, Barrow

£430,000 Freehold

Stunning 4-bed modern detached house with upgraded interior, kitchen diner, orangery, air conditioning, deluxe bathrooms, double garage, landscaped gardens in sought-after location near amenities and schools. A perfect blend of luxury and comfort for stylish family living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Nestled within a sought-after position on the development, this impressive modern 4-bedroom detached house offers a fantastic upgraded interior ideal for contemporary family living. Boasting a sumptuous kitchen diner, utility room, and cloakroom, alongside an exceptional orangery extension and generous lounge both equipped with air conditioning, the property provides ample space for relaxation and entertaining. The four bedrooms are complemented by a contemporary deluxe bathroom and en-suite shower room, with the added luxury of air conditioning, offering heating or cooling options for comfort year-round. Situated in a prime location with superb access to the A59 and local amenities, this immaculately finished property is just a short walk to Barrow Primary School and within walking distance to the charming Whalley Village. The property further benefits from a double garage, drive, and freehold tenure, making it an attractive proposition for discerning buyers seeking a stylish and convenient family home.

Externally, the property enjoys a picturesque corner plot position with beautifully landscaped gardens featuring established planted borders, stone chippings, and attractive shrubs, creating a welcoming first impression. A tarmac driveway provides ample private parking and

leads to a double detached garage equipped with an electric up and over door, power, lighting, and an electric car charging point. The private rear garden offers a charming relaxing retreat, with an Indian stone flagged patio designed for easy maintenance, perfect for outdoor dining and entertaining with a spacious timber summerhouse. This property offers a blend of luxurious indoor living and serene outdoor spaces, making it a dream home in a desirable location.

- Impressive Modern Detached Family Home
- Fantastic Upgraded Spacious Interior
- 4 Bedrooms; Contemporary Bathroom & En-suite
- Impressive Orangery & Lounge With Air Conditioning
- Beautiful Sumptuous Kitchen Diner, Utility & Cloaks
- Double Garage & Drive - Excellent Corner Plot Position
- Private Rear Patio Garden & Summerhouse
- Sought-After Position on Development
- Freehold; Walking Distance To Amenities



Hallway

Quick step cracked oak wood style flooring, under stairs storage, stairs to first floor, panel radiator.

Cloakroom

2-pce suite with low level w.c. and vanity unit housing sink with granite worktop and granite window sill, panel radiator, multi panel non slip flooring, uPVC double glazed frosted window.

Lounge

Quick step cracked oak wood style flooring, panel radiator, air conditioning, uPVC double glazed window, TV point.

Orangery

Quick step cracked oak wood style flooring, metal double glazed windows with fitted blinds, bi-folding doors to rear garden, ceiling lantern with UV film, panel radiator, air conditioning unit, TV point.

Kitchen Diner

Luxurious range of fitted wall and base units with contrasting granite worksurfaces, sink with Quooker tap featuring boiling water and filtered water, large electric Smeg multifunctional cooker with 8-ring gas hob, extractor cooker hood, American style Samsung Fridge Freezer with filtered water, kitchen island, quick step cracked oak wood style flooring, panel radiator, 3 x uPVC double glazed windows.

Utility

Wall and base units with contrasting worksurfaces, sink and drainer, combination gas central heating boiler, plumbed for washing machine, dishwasher, quick step cracked oak wood flooring, panel radiator, external rear door.

Landing

Carpet flooring, spindle balustrade, airing cupboard housing water tank, loft access to partially boarded loft, uPVC double glazed window.

Bedroom 1

Carpet flooring, panel radiator, air conditioning, uPVC double glazed window.

En Suite

Deluxe 3-pce suite with non-slip shower enclosure, low level w.c. and vanity unit housing sink, heated towel rail, Linda Barker multi panel non slip flooring, uPVC double glazed frosted window, recessed spotlights, extractor fan.

Bedroom 2

Carpet flooring, panel radiator, air conditioning, uPVC double glazed window.

Bedroom 3

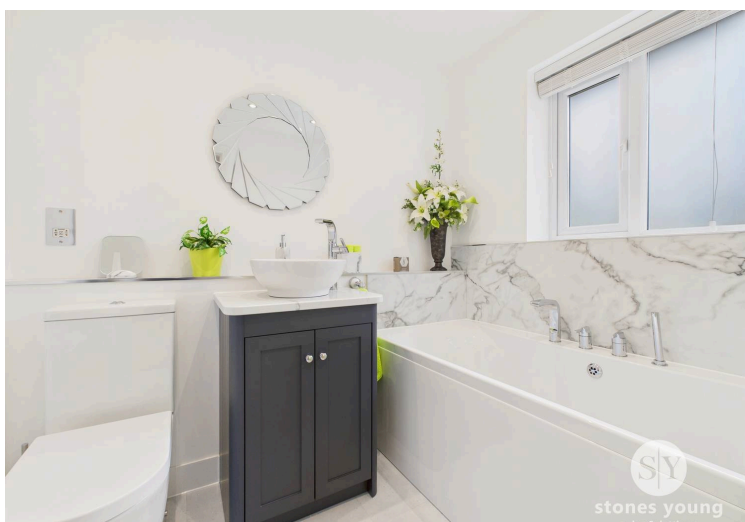
Carpet flooring, panel radiator, air conditioning, uPVC double glazed window.

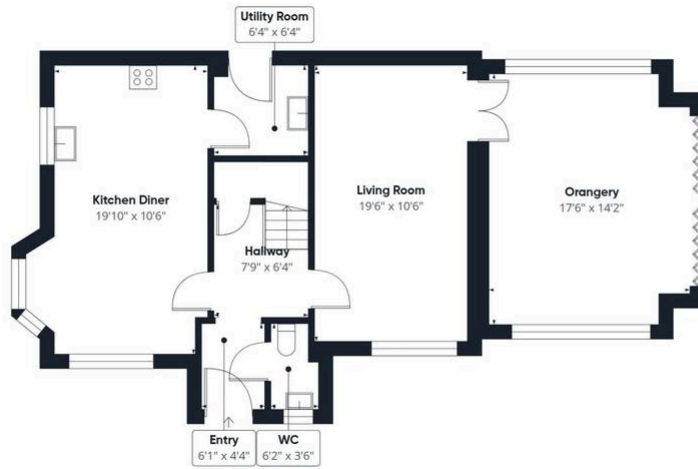
Bedroom 4

Carpet flooring, panel radiator, air conditioning, uPVC double glazed window.

Bathroom

Stunning modern 3-pce suite with double ended panelled bath with mixer tap and hand held shower fitment, low level w.c. and vanity unit housing sink with quartz surface surround and mixer tap, heated towel rail, Linda Barker multi panel non slip flooring, uPVC double glazed frosted window, recessed spotlights, extractor fan.





Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾
1777 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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