



## 11 Dogwood Lane, Barrow

£460,000 Freehold

Immaculate modern detached family home in desirable village location with 3 bedrooms. Spacious open plan living area, luxurious master with dressing room and en-suite, two double bedrooms with en-suites. Upgrades enhance sophistication. Driveway, garage, lawned garden, patio. Walk to amenities and school. Must-see! Schedule viewing now.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Immaculate in design and stunning in appearance, this impressive modern detached family home presents a captivating blend of style and comfort. Nestled within a highly desirable village location, this 3- bedroom property boasts beautiful high specification accommodation showcasing a contemporary open plan living dining kitchen, perfect for family gatherings or entertaining guests. The luxurious master bedroom with a deluxe dressing room and 4-piece en-suite, along with two further double bedrooms - both en-suite, offer a sense of lavishness and tranquillity. There is a welcoming hallway and lounge with feature bay window, a useful utility and cloakroom. Various upgrades by the current owners elevate the property to a new level of sophistication, with an immaculate internal finish.

Ideally located in a tucked-away small cul-de-sac position on a beautiful plot, this home offers the convenience of an ample driveway and detached garage, complemented by a generous lawned garden and patio where you can enjoy the countryside right at your doorstep. The property is within walking distance to amenities, Barrow Primary School, and Whalley village, providing easy access to every-day necessities. The meticulous attention to detail and the seamless fusion

of modern design make this residence a must-see. Schedule your viewing today to fully appreciate the quality and charm this home has to offer.

- Impressive Modern Detached Family Home
- Beautiful High Specification Accommodation
- Contemporary Open Plan Living Dining Kitchen
- Luxurious Master Bedroom, 4-pce En-suite & Dressing Room
- 2 Further Double Bedrooms - Both En-suite
- Lounge, Hallway, Utility & Cloakroom
- Tucked Away Small Cul-De-sac Position
- Ample Drive & Garage; Generous Garden
- Freehold; Desirable Village Location
- Walking Distance to Amenities; Countryside On Doorstep



**Hallway**

Carpet flooring, storage cupboard, stairs to first floor, panel radiator.

**Lounge**

Carpet flooring, panel radiator, uPVC double glazed window.

**Cloakroom**

2-pce suite with low level w.c., and sink, panel radiator, tiled flooring, uPVC double glazed frosted window.

**Open Plan Living Dining Kitchen**

Impressive range of fitted wall and base units with contrasting worksurfaces, sink and drainer with waste disposal, kitchen island with breakfast bar and additional storage, integral double oven, integral dishwasher, gas hob, under stairs storage, laminate flooring, uPVC double glazed window and French doors to garden.

**Utility**

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, plumbed for washing machine and tumble dryer, panel radiator, laminate flooring, external side door.

**Landing**

Carpet flooring, loft access, panel radiator, spindle balustrade.

**Bedroom 1**

Beautiful master suite with carpet flooring, panel radiator, uPVC double glazed window.

**Dressing Room**

Sumptuous contemporary fitted dressing room with in built lighting, shelving, drawers and hanging space.

**Master En-suite Bathroom**

Beautiful spacious 4-pce suite with walk in shower, bath, low level w.c. and half pedestal sink, heated towel rail, airing cupboard housing water tank, tiled flooring, uPVC double glazed frosted window.

**Bedroom 2**

Carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

**En-suite Shower Room 2**

Modern 3-pce suite with shower, low level w.c. and half pedestal sink, heated towel rail, tiled flooring, uPVC double glazed frosted window.

**Bedroom 3**

Carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

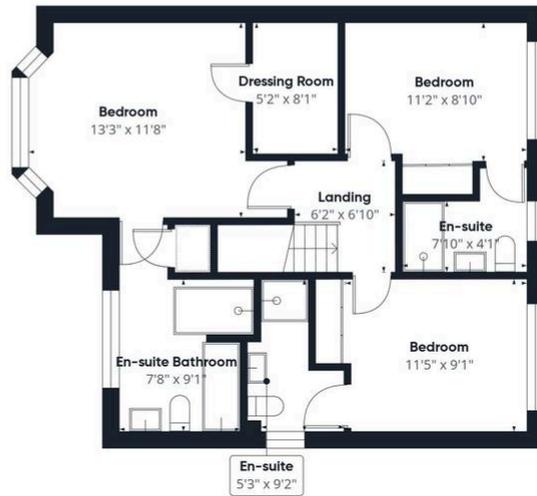
**En-suite Shower Room 3**

Modern 3-pce suite with shower, low level w.c. and half pedestal sink, heated towel rail, tiled flooring, uPVC double glazed frosted window.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1517 ft<sup>2</sup>

(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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