

## 27 Barrow Brook Close, Barrow

£350,000 Freehold

Modern 4-bed detached house in Ribble Valley. Private garden overlooking woodland, 3 doubles, en-suite, ample storage, quiet cul-de-sac, boarded loft, driveway parking. Recent garden landscaping. Convenient location near amenities, schools. Ideal family home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Nestled within the sought-after Ribble Valley setting, this 4-bedroom detached house presents an attractive modern family home offering both style and comfort. Boasting private aspects to the rear adjoining woodland, this property features four generous bedrooms, including three doubles and an en-suite for added convenience. The versatile downstairs living accommodation includes a downstairs WC and ample storage, catering to the needs of a growing family. Tucked away in a quiet cul-de-sac on a favoured development, this residence also offers a fully boarded loft with ladder and lighting, along with driveway parking for three cars. The recently landscaped private rear garden provides a serene escape, perfect for relaxation and outdoor entertainment. Conveniently situated between Whalley and Clitheroe, this home is within walking distance to amenities and Barrow Primary School, making it an ideal choice for families seeking a peaceful yet well-connected location.

Step outside into the serene outdoor space, where the recently landscaped rear garden awaits with its multiple seating areas. The central raised garden area showcases stunning established planted borders, complemented by a cedarwood and glazed summerhouse offering a tranquil setting surrounded by

mature trees that overlook into a fabulous woodland oasis, providing a perfect backdrop for outdoor gatherings. To the front of the property, a driveway with parking space for three cars and an integral garage offer practicality and convenience. The property is discreetly positioned within the cul-de-sac with pleasing front aspects across the brook, bordered by mature trees that enhance the sense of privacy and tranquillity. With no onward chain, this property is ready to welcome new owners seeking a comfortable and modern living space.

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- Attractive Modern Detached Family Home
- Private Aspects To Rear Adjoining Woodland
- Four Generous Bedrooms, Three Doubles & En-suite
- Versatile Downstairs Living Accommodation
- Tucked Away Cul-De-Sac On Favoured Development
- Downstairs WC and Storage for Added Convenience
- Fully Boarded Loft with Ladder and Lighting
- Driveway Parking for Three Cars
- Recently Landscaped Private Rear Garden
- No Onward Chain
- Excellent Ribble Valley Location Between Whalley and Clitheroe



**Hallway**

uPVC double glazed front door, panel radiator, large storage cupboard, alarm panel, stairs to first floor.

**Dining/Sitting Room**

UPVC double glazed window, pleasant outlooks, panel radiator.

**Lounge**

Panel radiator, storage cupboard, TV point, uPVC double glazed French doors and glazed window surround with a lovely aspect across garden and woodland.

**Kitchen Diner**

Modern cream fitted wall and base units, laminate worktops, integrated electric oven and grill, 4-ring gas hob and extractor filter canopy over, integrated fridge freezer and dishwasher, plumbing for washing machine, built in microwave, sink drainer unit with mixer tap, tiled flooring, recessed spotlights, uPVC double glazed window with private outlooks over garden. External double glazed door, panel radiator.

**WC**

2-pce modern white suite, low level w.c., pedestal wash basin with mixer tap, panel radiator, uPVC double glazed window, extractor fan.

**Landing**

Good sized area, spindle balustrade, uPVC double glazed window, large storage cupboard, loft access which is fully boarded with lighting and ladder. Hot water cylinder cupboard.

**Bedroom One**

Double room with carpet flooring, panel radiator, uPVC double glazed window lovely aspects, recessed spotlights.

**En-Suite**

Modern 3-pce white suite, shower enclosure with direct feed shower, half pedestal wash basin with mixer tap, chrome ladder style radiator, concealed low level w.c., tiled flooring, part tiled walls, extractor fan, recessed spotlights, uPVC double glazed window.

**Bedroom Two**

Double room with carpet flooring, panel radiator, uPVC double glazed window lovely outlooks across garden and woodland,

**Bedroom Three**

Double room, carpet flooring, panel radiator, uPVC double glazed window, superb woodland aspects.

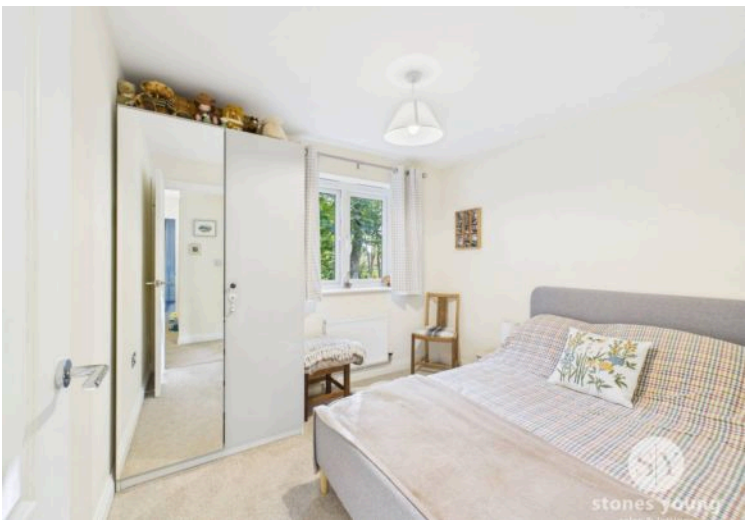
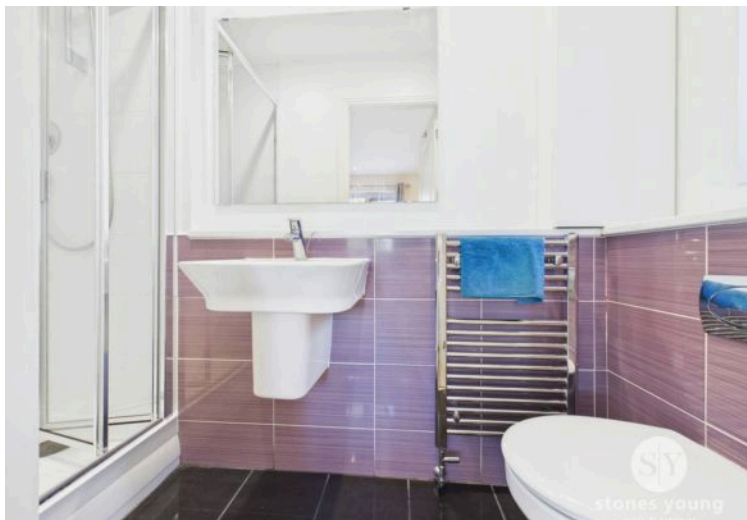
**Bedroom Four**

Flexible single room, carpet flooring, panel radiator, uPVC double glazed window, pleasant outlooks.

**Bathroom**

Modern 3-pce suite, panelled bath with direct feed shower over, half pedestal wash basin with mixer tap, concealed low level w.c., tiled flooring, part tiled walls, chrome ladder style radiator, recessed spotlights, uPVC double glazed window, extractor fan.







Approximate total area<sup>(1)</sup>  
1122 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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