



## 9 Ivy Bank, Barrow

£490,000 Freehold

**\*\* STONES YOUNG PRESTIGE \*\*** Fabulous cul-de-sac position on desirable development, this impressive modern four bedroom detached, boasting beautiful high-specification accommodation. The heart of the home lies to the rear with its light-filled open plan dining kitchen and superb light filled lounge. With wrap around lawned gardens and a double garage and driveway providing ample parking and storage space.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

STONES YOUNG PRESTIGE Nestled in a sought-after location within a new development, this impressive modern detached family home presents a fantastic opportunity for those seeking comfort and style. The beautiful well-appointed layout offers a spacious and light-filled open plan dining kitchen, perfect for family gatherings and entertaining. The rear lounge boasts french doors leading out to the generously sized garden, ideal for enjoying outdoor relaxation. The property encompasses four excellent bedrooms, including a modern en-suite and bathroom for added convenience. Additionally, there is a spacious 2-piece cloaks, utility room, and a separate office/snug, providing versatile living spaces to suit various needs. Situated on a generous tucked away corner plot, the property is positioned at the end of a quiet cul-de-sac, ensuring privacy and tranquillity.

As you step outside, a private tarmac driveway welcomes you to the front of the property which is adorned with well-stocked laurel borders, and a lovely private side grassy area, perfect tucked away spot to capture the sunshine, enhancing the overall kerb appeal. Moving to the rear, a stone-flagged patio area awaits, perfect for al fresco dining. The generous lawn area is complemented by pathways and ideal seating areas, creating a tranquil outdoor setting for relaxation and recreation. Fully enclosed by timber fencing, the rear garden provides a secure space for children and pets to play freely. Completing the outdoor features are a double driveway with a turning area at the top of the cul-de-sac and a double garage that can accommodate two additional vehicles, ensuring ample parking for residents and guests alike. With its well-designed interior and inviting outdoor spaces, this property offers the perfect blend of modern comfort and practical living for a discerning buyer.

Positioned on this desirable modern development, this home offers a lovely private position at the far end of a cul-de-sac. Constructed by Redrow, situated privately tucked away within Oak Leigh Gardens in the popular village of Barrow, within good walking distance to nearby Whalley village with its array of amenities and just a few minutes drive to neighbouring Clitheroe. Don't miss your chance to make this wonderful home yours and experience the epitome of modern family living. Early viewing is recommended.



### **Entrance Hallway**

Composite front door, tiled flooring, panelled radiator, spindle staircase to first floor.

### **Office/Snug**

Carpet flooring, panelled radiator, feature bay uPVC double glazed windows with private front outlooks.

### **Cloakroom**

Spacious modern 2-pce white suite comprising wall hung hand basin with mixer tap, low level w.c., tiled flooring, panelled radiator, uPVC double glazed frosted window, recessed spotlighting.

### **Lounge**

Carpet flooring, feature panelled wall, panelled radiator, uPVC double glazed full length window and french doors leading to rear garden, double doors to dining room.

### **Open Plan Dining Kitchen**

Dining area: karndeane wood style flooring, recessed spotlighting, full length uPVC double glazed windows and french doors to rear garden, access to storage cupboard, panelled radiator, open to:

### **Kitchen**

Kitchen area: modern white fitted kitchen with wall, base and drawer units and complementary granite working surfaces and upstands, stainless steel sink unit and integral granite drainer, integrated fridge freezer, double electric oven and grill, dishwasher, 4-ring gas hob with splash back and stainless steel extractor filter canopy over, panelled radiator, recessed spotlighting, wood style karndeane flooring, uPVC double glazed window.

### **Utility Room**

White fitted cupboards with complementary granite working surfaces, stainless steel sink with mixer tap, plumbing for washing machine, space for dryer, recessed spotlighting, extract fan, karndeane flooring, composite external rear door to rear garden.

### **Landing**

Panelled radiator, cupboard housing hot water cylinder.

### **Bedroom One**

Carpet flooring, panelled radiator, built-in wardrobes, television point, feature bay uPVC double glazed window with pleasant aspects.

### **En-suite Shower Room**

3-pce white suite comprising shower enclosure with thermostatic shower, half pedestal wash basin with mixer tap, low level w.c., chrome ladder style radiator, recessed spotlighting, extractor fan, shaver point, uPVC double glazed frost window.

### **Bedroom Two**

Carpet flooring, television point, panelled radiator, uPVC double glazed window.

### **Bedroom Three**

Carpet flooring, panelled radiator, uPVC double glazed window.

### **Bedroom Four**

Carpet flooring, panelled radiator, uPVC double glazed window.

### **Bathroom**

3-pce white suite comprising panelled bath with mixer tap, thermostatic shower over, tiled surround, half pedestal wash basin with mixer tap, low level w.c., chrome ladder style radiator, shaver point, recessed spotlighting, extractor fan, uPVC double glazed frosted window.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1686.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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