

29 ASPEN CRESCENT  
BARROW  
BB7 9ZL

£409,950

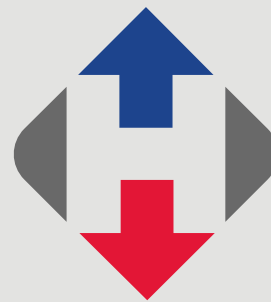


- Stunning detached family home
- Upgraded living kitchen with island
- 4 bedrooms, master en-suite
- South-facing landscaped rear garden
- Driveway & detached garage
- Presented to a stunning standard
- Gas CH & UPVC double glazing
- 99m<sup>2</sup> (1,070 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

Situated on a tree lined road of similar detached houses and bungalows, this detached family home enjoys a landscaped south-facing rear garden which attracts the sun for the majority of the day and benefits from a large driveway and a detached garage.

The property is immaculately presented throughout and has been upgraded by the current owners. Internal accommodation comprises an entrance hallway, 2-piece cloakroom, living room with feature bay window, large open-plan living kitchen with full glass patio doors onto the rear garden, along with a fully fitted and upgraded kitchen with bespoke free standing island, storage units, and utility cupboard. On the first floor are four bedrooms, the master with an en-suite shower room, and a separate house bathroom with a plumbed shower.



**LOCATION:** Leave Clitheroe on Whalley Road and follow this road out of town and towards the A59. At the next set of traffic lights turn right and follow the road past the golf club on the right and then down into the village of Barrow. Continue along the road through the village centre before turning right at the roundabout onto Dogwood Lane. Take the next right onto Aspen Crescent and number 29 is further down the road on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALLWAY:** With a composite external door, staircase to the first floor landing and understairs storage cupboard.

**CLOAKROOM:** 2-piece white suite comprising low level w.c. and pedestal wash-hand basin, Amtico flooring.

**LIVING ROOM:** 4.9m x 3.4m (16'3" x 11'3"); with feature bay window and television point.

**OPEN-PLAN LIVING KITCHEN:** 5.8m x 4.5m (19'2" x 14'8"); featuring a host of upgrades with matching base and wall level storage cupboards and additional pantry cupboard, bespoke freestanding centre island and a range of built-in

appliances including a double electric oven, 4-ring gas hob with a stainless steel extractor hood over, built-in fridge-freezer and built-in dishwasher. Quick-step signature flooring, low voltage lighting, double glazed patio doors to the rear of the property and a utility cupboard with plumbing and drainage for an automatic washing machine.

#### FIRST FLOOR:

**LANDING:** With built-in storage cupboard housing combination central heating boiler.

**BEDROOM ONE:** 3.2m x 4.3m (10'6" x 14'2"); with feature bay window, fitted wardrobes and matching chest of drawers.

**EN-SUITE SHOWER ROOM:** 3-piece white suite comprising low level w.c., wash-hand basin and a corner shower enclosure with a plumbed shower, upgraded tiling, stainless steel towel rail, low voltage lighting and extractor fan.





**BEDROOM TWO:** 2.9m x 3.6m (9'8" x 11'10"); with fitted wardrobes to one wall.

**BEDROOM THREE:** 2.3m x 2.8m (7'8" x 9'2").

**BEDROOM FOUR:** 2.5m x 2.1m (8'4" x 7'8").

**BATHROOM:** 3-piece white suite comprising low level w.c., pedestal wash-hand basin and a panelled bath with a plumbed shower over and vanity screen, upgraded tiling and heated stainless steel towel rail.

**OUTSIDE:** To the front of the property is a lawned garden with mature hedgerow surrounding. A driveway provides off-road parking for approximately 3 cars and leads to a DETACHED GARAGE measuring 5.7m x 2.9m (18'9" x 9'7") with power, light, overhead storage space and up-and-over door.

The rear garden is fully enclosed and landscaped with a lawned section, paved patio, flowerbeds surrounding and stone chipping walkways. There is a timber storage shed and drainage watering system. The rear garden enjoys a southerly aspect with sun on the garden for the majority of the day.



**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**TENURE:** Freehold.

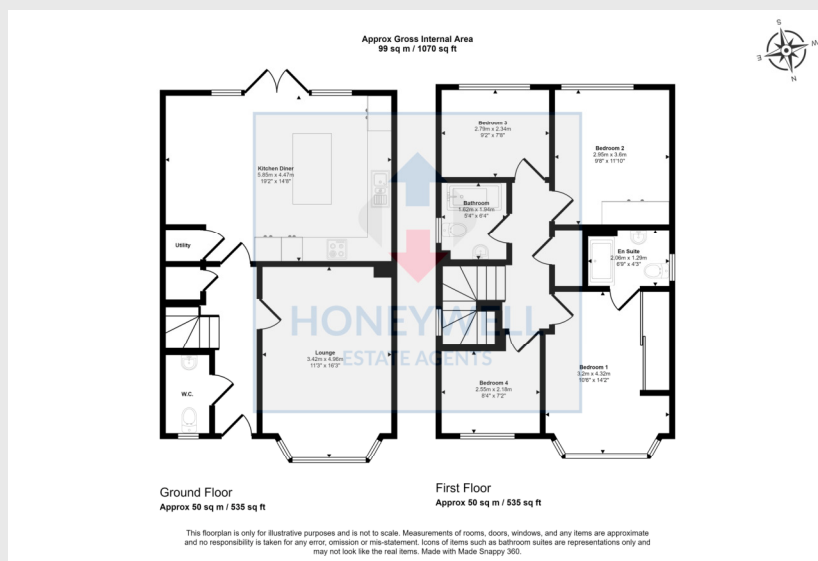
**COUNCIL TAX BAND E.**

**EPC:** The energy efficiency rating of the property is B.

**VIEWING:** By appointment with our office.

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MJ/CJ/220524

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