

4 WAYFARING ROAD  
BARROW  
BB7 9GE

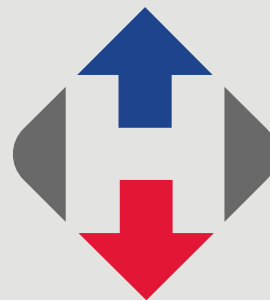
£365,000



- Modern detached house built in 2021
- 4 bedrooms, 1 with en-suite
- Spacious hallway & lounge
- Dining kitchen & utility room
- Beautiful landscaped garden
- Driveway with EV charger
- Detached garage
- 99m<sup>2</sup> (1,066 sq ft) approx. plus garage

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A lovely modern detached house which was built in 2021 which offers great family accommodation in this popular location. On the ground floor there is a good-sized entrance hallway leading to a lounge, 2-piece cloakroom and full width family dining kitchen with a range of built-in appliances and French doors leading to the garden. Off the kitchen, there is a useful utility room. Upstairs there are four bedrooms with an en-suite shower room to the master, plus a main bathroom with shower over the bath.



Externally there is a garden to the front, side driveway providing parking for three cars with 7kw EV charger and a detached garage. At the rear there is a beautiful rear garden which has been landscaped with easy maintenance in mind with artificial lawn, raised flowerbeds with railway sleepers and timber decked patio area. The property was constructed in 2021 with the remainder of the new house builder 10-year guarantee, is freehold and has an energy rating of B. Viewing is recommended.

**LOCATION:** Travelling through Barrow from the Clitheroe direction, at the mini roundabout carry straight on and turn next right into Hawthorn Road and then right again into Wayfaring Road

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

**ENTRANCE:** Through composite front door into:

**SPACIOUS HALLWAY:** With staircase off to first floor with spindles and balustrade, luxury vinyl tile wood effect flooring and cloaks storage cupboard with shelving and hanging.

**CLOAKROOM:** 2-piece white suite comprising low-suite w.c. with push button flush and pedestal wash-hand basin with chrome mixer tap, brick tiled walls to dado height, recessed spotlighting, extractor fan and luxury vinyl tile wood effect flooring.

**LOUNGE:** 3.2m x 4.4m (10'7" x 14'6"); with television point and luxury vinyl tile wood effect flooring.

**DINING KITCHEN:** 5.3m x 3.4m (17'5" x 11'1"); with a range of white gloss wall and base units

with complementary laminate wood effect work surface and splashback, one-and-half bowl stainless steel sink unit with mixer tap, integrated double electric oven, 5-ring stainless steel gas hob with glass and stainless steel extractor canopy over, integrated fridge-freezer, integrated dishwasher, combination boiler concealed inside wall cupboard, space for dining table and chairs, luxury vinyl tile wood effect flooring and glazed PVC French doors opening onto rear garden.

**UTILITY ROOM:** 1.5m x 1.2m (5'0" x 4'0"); with base cupboards with complementary laminate work surface and integrated washing machine, recessed spotlighting and extractor fan.

**FIRST FLOOR:**

**SPACIOUS LANDING:** With spindles and balustrade.

**BEDROOM ONE:** 3.1m x 3.7m (10'2" x 12'0").





**EN-SUITE SHOWER ROOM:** 3-piece white suite comprising low-suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap and fitted shower enclosure with Aqualisa electric shower, part-tiled walls, recessed spotlighting and extractor fan.

**BEDROOM TWO:** 3.1m x 3.3m (10'4" x 10'10").

**BEDROOM THREE:** 2.1m x 3.3m (6'11" x 10'8").

**BEDROOM FOUR:** 2.1m x 2.2m (6'10" x 7'3").

**BATHROOM:** 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash hand basin with chrome mixer tap and panelled bath with chrome tap and thermostatic shower over with glass shower screen, part-tiled walls, recessed spotlighting, extractor fan and chrome heated ladder style towel rail.

**OUTSIDE:** The property has a lawned garden to the front with planting borders and paved pathway to the front door. There is a side driveway providing parking for 3 cars with a 7kw EV charger and a SINGLE DETACHED GARAGE with up-and-over door, power, light and security lighting. The rear garden is landscaped for easy maintenance with grey Indian stone paved patio



area and an artificial lawn with raised planting borders with railway sleepers. Steps lead up to a timber decked patio area and children's play area. There is outside lighting and a timber boundary fence.

**HEATING:** Gas fired hot water central heating system complemented by double glazing in PVC frames.

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

**TENURE:** Freehold.

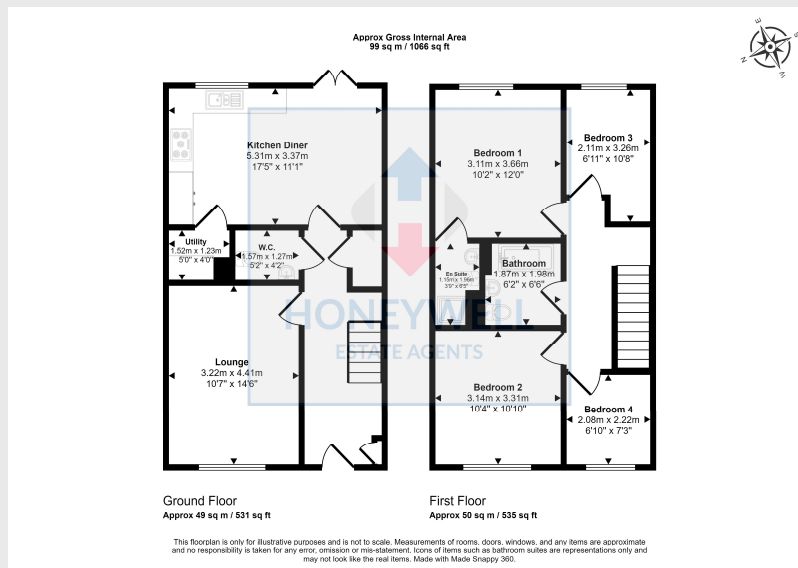
**COUNCIL TAX BAND E.**

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

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

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4 Wayfaring Road, Barrow, BB7 9GE  
CD/CJ/240924

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