



8 Brambles Close,
Barrow

Price £560,000

A large detached house on an exclusive small cul-de-sac built in 1996, with numerous recent upgrades to its fixtures and fittings. Superbly presented throughout, it comprises ground floor: hall, two-piece cloakroom, lounge, dining room, kitchen diner, utility, conservatory. First floor: four double bedrooms, en-suite and house bathrooms. A double integral garage and a well kept south facing level rear garden to capture the passing sunshine. (1,710 sq ft/158.9 sq m approx/EPC: C).

Viewing highly recommended.



8 Brambles Close, Barrow

Directions

Approaching the village of Barrow from Clitheroe Golf Club, Brambles Close is a turning on the right-hand side between Chorlton Terrace and Abbey View. The property can be found at the head of the cul-de-sac on the right-hand side.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from an Ideal condensing combination boiler installed October 2018 along with new radiators. Council tax payable to RVBC Band F. Freehold tenure.

Additional Features

The property has hardwood double glazed windows and conservatory, satin finish light switch and plug socket covers to the ground floor, plaster ceiling cornice and covings, an alarm, LED downlighting, external power socket in rear garden.

Location

Barrow is a small village in between the bustling village of Whalley and the historic market town of Clitheroe. It also enjoys quick and convenient access to the A59 trunk road.

Accommodation

The front door opens to a welcoming hall; a quarter return staircase rising to the first floor. There is an understairs cupboard and a refurbished two-piece cloakroom with half tiled walls and a tiled floor; comprising a low suite wc, vanity washbasin and a chromed towel radiator. The lounge is well proportioned with stone mullioned windows and a feature period design chimney-piece with a pebble effect living flame gas fire. The dining room accommodates a large table and double glazed French doors open to a conservatory with a column radiator. The stunning kitchen diner features sleek handleless doors paired with Silestone counters and upstands with a fluted drainer, stainless steel sink unit and a Franke boiling water tap. The peninsular dining bar accommodates four chairs and incorporates pan and utensil drawers. The built-in AEG cooking appliances consist of twin ovens/grills with a warming drawer and an AEG induction hob beneath an extractor filter. The integrated appliances comprise a full height fridge, freezer and a dishwasher. Other features include a pantry cupboard, recycling/waste bins, column radiators and a TV connection. LVT flooring continues into the utility room which also has fitted furniture and counter tops to the same specification. Behind the under-counter sink is a glass splashback and there are spaces for washing machine and dryer.

On the first floor there are four generous double bedrooms. The front facing master feels sumptuous with a bank of stone mullioned windows facing a pleasing green outlook. Along one wall is a run of quality fitted wardrobes with matching cupboard and bed-side drawers. The luxurious three-piece en-suite is fully tiled and comprises a shower tray with glass doors, a thermostatic valve with a rain-fall head and a hand-held wand plus two niches for shampoo etc, a low suite wc and a vanity washbasin. There is an electric toothbrush charger, shaver socket and a chromed ladder radiator to warm your towels. Bedroom 2 has dual aspect windows and a built-in wardrobe. Bedroom 3 has twin Velux windows and bedroom 4 with a distant green aspect, has mullioned windows and is currently used as a home office with a built-in corner desk, drawers and cupboards. The four-piece house bathroom comprises a stepped bath, quadrant cubicle with a thermostatic shower and easy-clean Aqua board, low suite wc and a pedestal washbasin. The walls are tiled, towels warming on a chromed ladder radiator.

Outside

Pleasantly located at the head of a small exclusive cul-de-sac with a lawned front garden and a block paved drive leading to a double integral garage with an electric roller shutter door. The rear garden is south facing and makes the most of a sunny day. There is an Indian stone patio, neat level lawn and raised planting beds along the rear and side boundaries. The mature borders are well stocked and create an effect of privacy screen.

Viewing

Strictly by appointment.

GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
856 sq.ft. (79.5 sq.m.) approx.



8 BRAMBLES CLOSE, BARROW, BB7 9BF

TOTAL FLOOR AREA: 1710 sq.ft. (158.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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