



Built in 2018 and situated within a peaceful and exclusive development by Morris Homes, this extended detached residence exemplifies contemporary design, offering abundant natural light and seamless indoor-outdoor living. Beautifully extended and immaculately presented, the property balances elegance with practicality, making it well suited to those seeking refined yet functional living.

The property's appeal is evident from the outset. Generous separate driveways and a detached garage at the rear provide ample parking, while the landscaped frontage, featuring Portuguese laurels, photinias, and ornamental trees, creates an attractive first impression. Internally the property is in immaculate condition throughout boasting a large garden room extension to the rear, open-plan living and large separate lounge, Villeroy and Boch bathroom suites, tastefully finished interior, composite decked garden, detached garage and four double bedrooms.

The bright and welcoming entrance hall features a staircase ahead and a useful storage space beneath. A downstairs W.C. is discreetly positioned at the end of the hallway. To the right, the living room is a comfortable retreat, where French doors allow natural light to flood the space, and an ACR Neo multi-fuel stove serves as a striking focal point.

At the heart of the home, the open-plan kitchen and dining area is designed for both entertaining and everyday use. Sleek cabinetry at base and eye level is complemented by granite worktops, a large breakfast island, and high-specification appliances, including a NEFF hide-and-slide oven, combination microwave, integrated fridge-freezer, and dishwasher. An induction hob with an overhead extractor completes the space. Extending from the kitchen, the garden room features aluminium-framed bi-folding doors that open onto the composite decking, enhancing the connection between indoors and outdoors.

A separate utility room provides additional convenience, offering fitted units, a sink, plumbing for a washing machine, and a wall-mounted Potterton central heating boiler.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms and accessed to the partially boarded loft. The principal bedroom enjoys rear-facing views towards Whalley Nab and benefits from a contemporary en-suite shower room with sleek tiling and a walk-in enclosure. The second double bedroom has dual-aspect windows, while the third includes fitted wardrobes. The fourth bedroom offers versatility as a home office or guest room. A family bathroom, featuring a three-piece suite with a shower attachment over the bath, completes the upper level.

Externally, the low-maintenance gardens wrap around three sides of the property. The south-facing rear garden features a composite decking area extending from the garden room, ideal for outdoor entertaining, outdoor sockets and external feature lighting. Established shrubs and ornamental trees, including a Himalayan silver birch, James Grieve apple tree, and Tibetan cherry, enhance the setting. At the far end of the garden, a half-glazed composite door leads to the detached garage, currently used as a workshop, which benefits from a Velux skylight, timber-clad walls, and a manual up-and-over door.

Positioned within a sought-after development, the property is close to Barrow's local amenities, a short walk from the primary school, and within easy reach of both Clitheroe and Whalley. Excellent transport links via the nearby A59 provide swift access to Preston, Skipton, and beyond.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. Annual service charge £215.58.

Council Tax

Band E.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

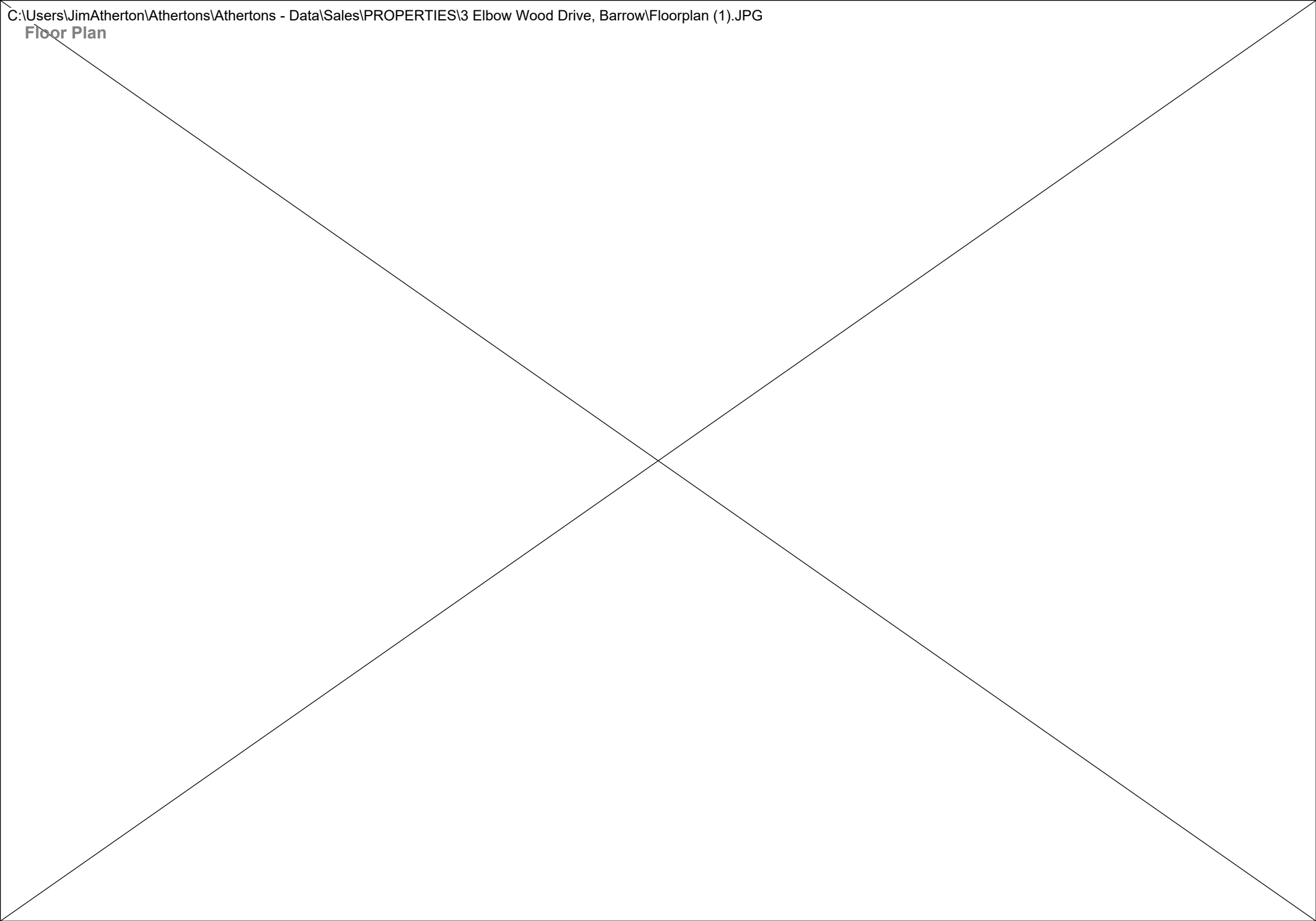
Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)







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Floor Plan





