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7 Lamb Roe Gardens, Barrow, Ribble Valley BB7 9XW  
**£575,000**



Built in 2016 by acclaimed developer Applethwaite Homes for the over 55's and the first ever to come to the market for resale is this most fantastic, extended true bungalow offering a sense of internal space set on a magnificent, south-facing plot with open views towards Whalley Nab.

The accommodation affords: L-shaped entrance hallway, living room / bedroom three, living dining kitchen, utility room, orangery, bedroom two, four-piece family bathroom, bedroom one with three-piece en suite shower room. Outside there are magnificent formal gardens to the front, side and rear and a two-car driveway leading to an integral single garage. Early viewing is highly recommended to appreciate what this beautiful bungalow has to offer.

An absolutely magnificent detached true bungalow built in 2016 on a most sought-after development within Barrow. Internally, the property has been refurbished and maintained to the highest standards boasting upgraded kitchens and bathrooms, Neff appliances and a Croft Conservatories stone-built orangery extension to the rear with bi-folding doors onto the rear patio area. The property lies under stone-faced and K-rend elevations and is set on a fabulous, generous south-facing plot. The market town of Clitheroe and village of Whalley are both only a short distance away, offering a host of excellent amenities.

The accommodation affords: L-shaped hallway with part-glazed composite door to the front, access point to roof void and radiator, living room / bedroom three with remote control electric fire with stunning stone surround. Bedroom two is a good sized double with a large range of newly fitted full length wardrobes, side table and dressing table with windows to the front. The family bathroom has been beautifully finished with tiled walls and floors, pedestal wash basin, low-flush WC, panelled bath with main feed shower over and glass shower screen.

Leading off from the hallway is the living dining kitchen with a delightful range of contemporary base and eye level units, Neff appliances including induction hob with extractor over, electric self-clean oven and microwave combination oven, integrated fridge, freezer and dishwasher, Quartz work surface area with matching upstand and breakfast bar area, tiled floor, French door to the rear garden, space for dining table and french doors into the recently built orangery.

The orangery has been beautifully constructed with large vaulted skylight, under floor heating with tile covering, bi-fold door and French doors onto the rear garden, LED spotlighting and floor to ceiling windows with magnificent views towards Whalley Nab. The utility room has a range of base and eye level units, complementary work surface area, sink with drainer, plumbing for washing machine and space for dryer, tiled floor and external door to the side of the property.

The master bedroom is of great size with large fitted furniture and wardrobe space, pleasant aspects over the rear gardens and door into upgraded stylish en-suite with vanity wash basin, dual flush WC and walk-in rainfall mains shower with glass screen.

Externally the property continues to excel and boasts stunning landscaped gardens that wrap around the property from the front, both sides and the rear. The garden areas are made up of predominantly lawned areas, Indian stone and flagged pathways and patios and mature borders stocked and interspersed with a range of mature plants, shrubs, fruit trees and bordered mainly with fencing. A two-car driveway provides ample parking and in turn leads to a superb garage with manual up-and-over door and power and light laid on.

## Services

All mains services are connected. Gas fired central heating.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

B (85).

## 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

## Video Tour

To view the video tour of the property please scan the below QR code with your smart phone camera and follow the link:

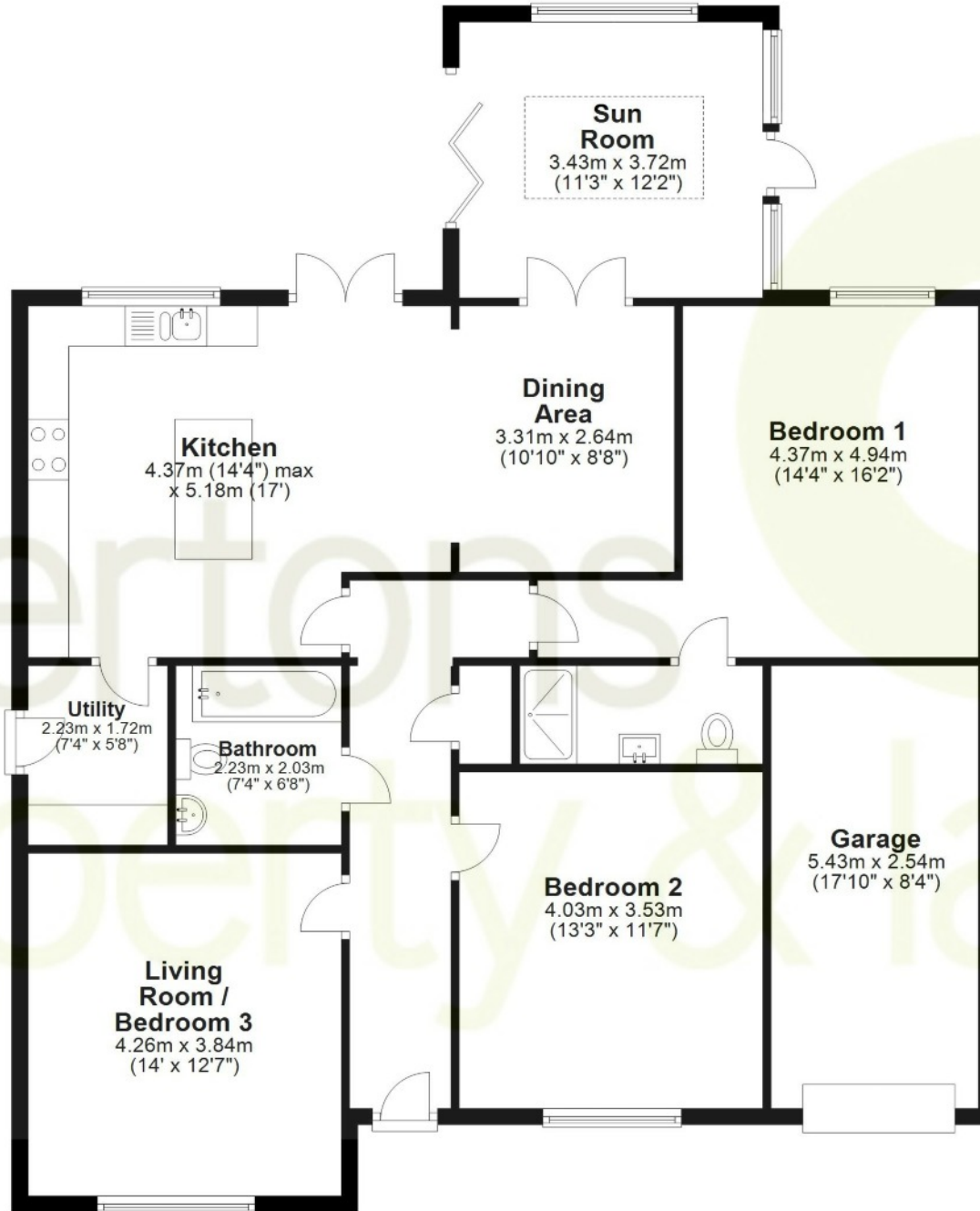






## Ground Floor

Approx. 129.8 sq. metres (1396.9 sq. feet)



Total area: approx. 129.8 sq. metres (1396.9 sq. feet)







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