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property & land

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3 Juniper Lane, Barrow Ribble Valley BB7 9FP
£425,000



Built in 2021 by well recognised developer Barratt Homes and now being brought back onto the market for resale is this most fantastic, spacious four bedroom detached family home, with open views to the front across to Whalley Nab and generous living accommodation over two floors, a good sized garage and a large enclosed garden that captures the sun all day. The accommodation affords: entrance hallway, study, living room, wc, open plan kitchen diner & utility room. There are four good sized bedrooms on the first floor, the master having an en-suite shower room and the house bathroom.

Situated on a very quiet, private drive, the location of this property is second to none and has no passing traffic with views of woodland to the front, There is an excellent footpath that provides easy access to The Eagle at Barrow all the way down to Mitton and the Aspinall Arms. Whalley is also within very easy reach along with excellent transport links to Clitheroe, Blackburn and beyond. Located within the catchment area of many outstanding primary and secondary schools, the house along with the locations really does cover all bases for family life.

The accommodation affords: hallway with part glazed external door to the front and laminate floor that runs throughout the ground floor bar the Living Room which is instead carpeted with window to the front. The dining kitchen has a range of base and eye level units, gas hob with extractor over, electric double oven, integrated fridge, freezer and dishwasher, laminate work surface with matching upstand and tiled splashback, under stairs storage, window and French doors to the rear garden. The utility room has plumbing for washing machine and space for dryer, sink with mixer tap, work surface area, half glazed external door to the side and a 2pc Cloakroom off.

On the first floor the footprint is of a typical four bedroom property boasting four double bedrooms, family bathroom and en-suite shower room off the principal bedroom. The family bathroom hosts a panelled bath with overhead mains mixer shower, dual flush wc and pedestal wash basin with tiled walls and floors. The en-suite is of similar nature in contemporary design with large walk-in shower replacing the bath.

Outside there is parking for two cars down the side of the house leading to a good sized single garage. Two EV charging points (a 3kw and a 7kw). The rear garden has three individual areas, at the rear is a generous Indian stone paved patio area perfect for entertaining and this area gets the last of the setting sun. An area currently levelled out and used for a trampoline and finally a turfed lawn. There are views at the front of woodland towards Whalley Nab.

Early viewing is highly recommended to appreciate what this beautiful home has to offer.

(1,252 sq ft / 116 m2 approximately)

Services

All mains services are connected. Fibre broadband. Dual zone heating.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

B (84).

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

Athertons Website

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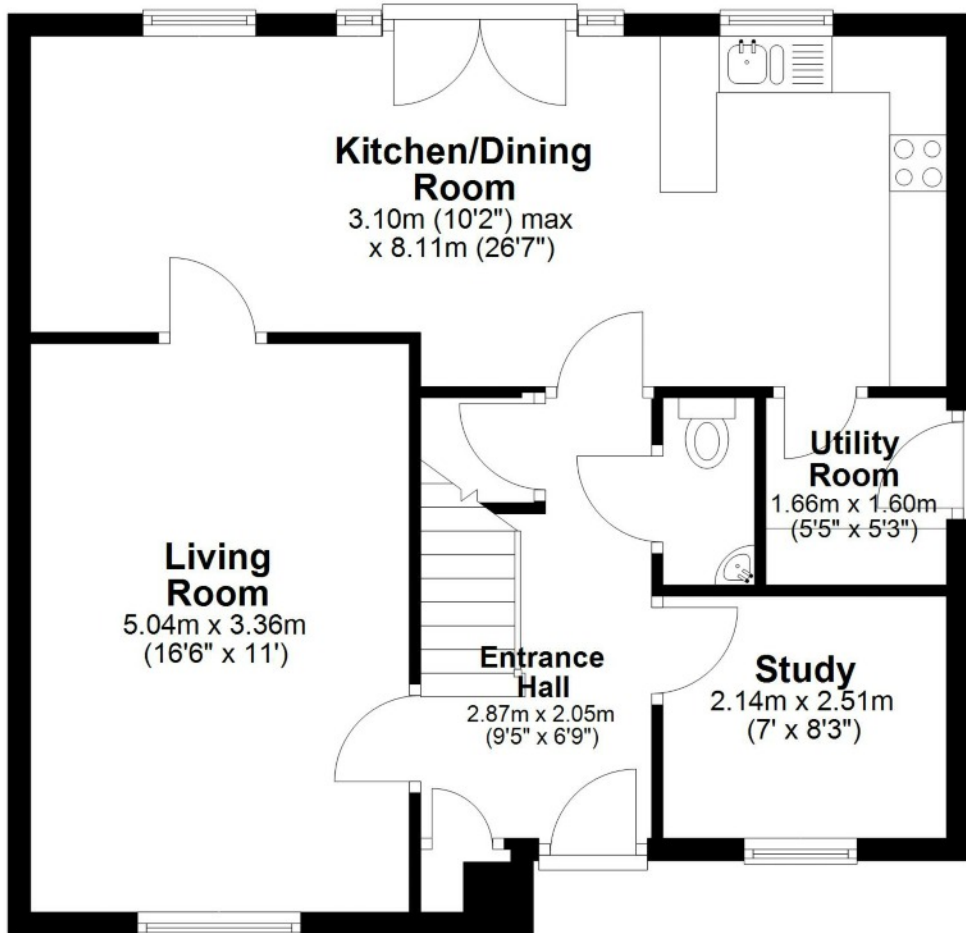






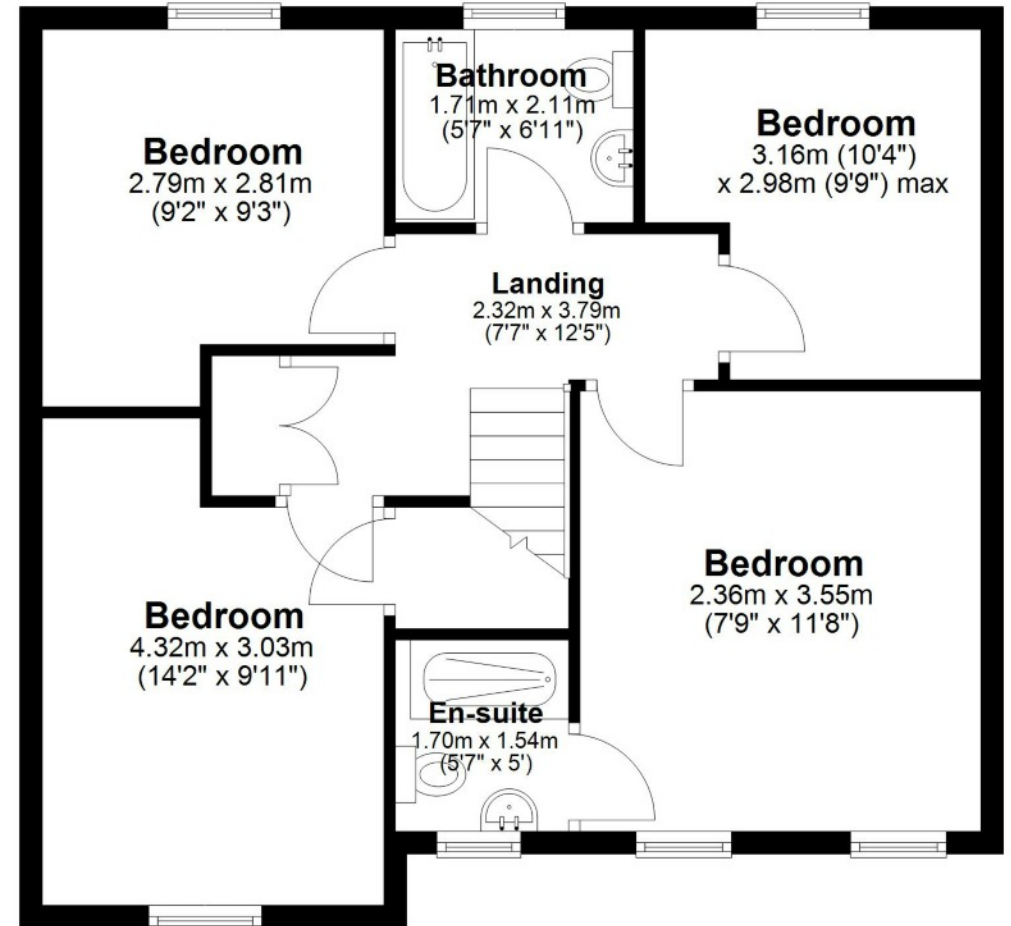
Ground Floor

Approx. 60.4 sq. metres (650.2 sq. feet)



First Floor

Approx. 55.9 sq. metres (601.9 sq. feet)



Total area: approx. 116.3 sq. metres (1252.1 sq. feet)





