



*5 Ivy Bank*

*Barrow*

*Offers in the Region of: £409,950*



**Pendle Hill  
Properties**





5 Ivy Bank, Barrow  
*£409,950 Offers in the  
Region of*

A well presented three bedroom detached Redrow home in the beautiful village of Barrow, briefly comprises a lounge, open plan kitchen/dining room, large garden room, utility room and WC, three en-suite double bedrooms, garage, driveway and large garden to the rear.





### LOUNGE

A spacious South facing lounge with a large bay window enjoying a very private front aspect briefly comprises carpeted flooring, ceiling light point and a radiator.

### KITCHEN/DINING

A fully fitted kitchen with a range of base and wall-mounted units with complimentary toning worktops briefly comprises a four-ring gas hob, stainless steel sink with drainers and mixer tap, integrated oven, fridge freezer and dishwasher, hardwearing light oak flooring and ceiling spotlights.

The dining space briefly comprises hardwearing light oak flooring, ceiling spotlights, a radiator and access to the garden room.

### GARDEN ROOM

A stunning garden room with Velux windows and UPVC doors onto the garden comprises hardwearing light oak flooring, ceiling spotlights and double-glazed windows to the side.

### UTILITY ROOM

The utility room provides access to the downstairs WC and rear garden with space for washer and dryer with worktop.

### DOWNSTAIRS WC

The downstairs WC briefly comprises a low-level WC, floating sink, ceiling spotlights, radiator and light oak flooring.

### BEDROOM ONE WITH EN-SUITE

The master bedroom boasts a stunning dressing room with mirrored wardrobes, carpeted flooring, ceiling light point, a radiator and large bay window to the front of the property.

The en suite briefly comprises a bath, walk-in shower with overhead rainfall attachment, low level WC, floating sink, tiled flooring, towel warmer, ceiling spotlights, and a frosted window to the rear.

### BEDROOM TWO WITH EN-SUITE

A spacious double bedroom briefly comprises integrated wardrobes, carpeted flooring, ceiling light point, radiator, and a double-glazed window to the rear of the property.

The en-suite briefly comprises a fully tiled walk in shower, ceiling spotlights, floating sink, low level WC, Amtico flooring, towel warmer and frosted window to the rear.

### BEDROOM THREE WITH EN-SUITE

The third bedroom boasts integrated wardrobes, carpeted flooring, a radiator, ceiling light point and a double-glazed window to the front.

The en-suite briefly comprises a fully tiled walk in shower, ceiling spotlights, floating sink, low level WC, Amtico flooring, towel warmer and frosted window to the front.

### EXTERNAL

To the rear of the property is a large potager style garden with herbs, perennials and cutting flowers. Different seating areas are arranged to make the most of this garden space.

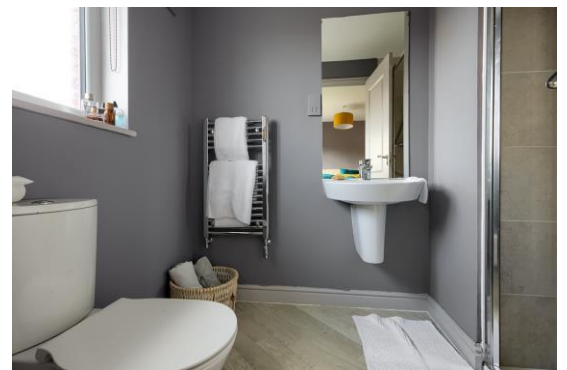
To the front of the property the South facing low maintenance garden with interest throughout the seasons, with herbs and cutting flowers, a private seating area plus a driveway for multiple vehicles and garage with electric up and over door.

### ADDITIONAL INFORMATION

Tenure = Freehold

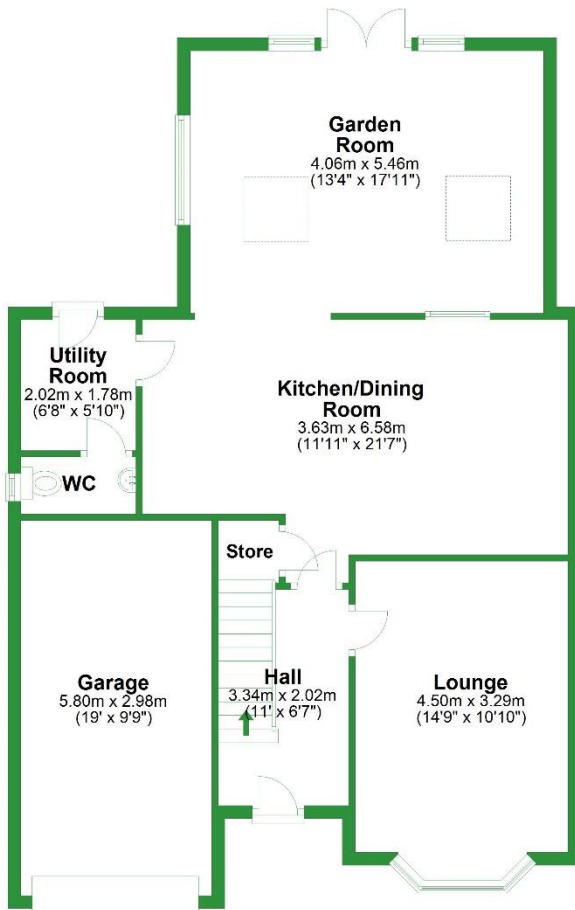
Council Tax Band = E

In the garden room, the walls in this room have been finished with fireboard plaster to facilitate the installation of a wood burning or multi fuel stove should the buyer wish.



### Ground Floor

Approx. 93.0 sq. metres (1000.8 sq. feet)



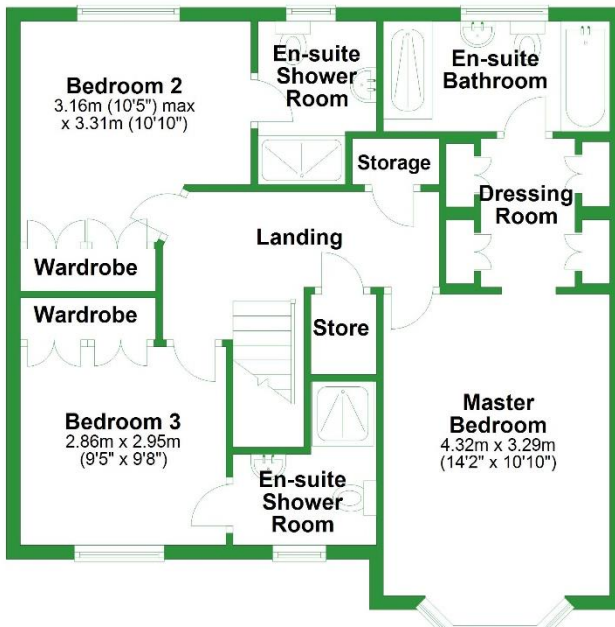
Total area: approx. 159.2 sq. metres (1714.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.



### First Floor

Approx. 66.3 sq. metres (713.4 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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