





Hilton &  
Horsfall

BB9 6BW

## St. Thomas Close, Barrowford

### Offers In The Region Of £459,950

- Close Proximity to St Thomas CofE Primary
- Walking Distance to Shops and other Amenities
- Large Family Home
- Immaculately Presented Throughout
- Over Three Floors
- Driveway and Integral Garage

A superb FOUR bedroomed dwelling located on a an exclusive development in the popular village of Barrowford. Affording spacious family accommodation split over three levels this property has many noteworthy features and briefly comprises of: Entrance hallway, home office, downstairs w.c, a large living room, stunning dining kitchen, separate utility room, four well proportioned bedrooms, two with ensuite bathrooms, and a further 3 piece house bathroom. Externally to the front there is a large driveway providing ample off road parking and access to an integral garage. To the side elevation there is a large composite decking which wraps around to the rear with ample space for garden furniture. There is also a secure bin store area to the side of the property.

Conveniently positioned within walking distance of local amenities including schools, shops, bistros and transport links, this is one not to be missed. Early viewing is highly advised. Freehold. Council Tax Band F.







# Lancashire

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## GROUND FLOOR

### ENTRANCE HALLWAY

With a storage cupboard and access through to:

### STUDY 6'0" x 7'10" (1.848m x 2.407m)

A home office with 1x central heating radiator and 1x uPVC window to the front elevation.

### GROUND FLOOR W.C.

A 2-piece suite comprising of: a push button w.c, a sink with a chrome mixer tap, tiled flooring, 1x central heating radiator, a shaving point and recessed spotlights.

### DINING KITCHEN 11'10" x 26'1" (3.630m x 7.964m)

A simply stunning open plan dining kitchen offering a range of fitted wall and base units, contrasting worktops, inset sink with chrome mixer tap, integrated appliances including Bosch induction hob, extractor hood, oven, microwave, fridge/freezer and dishwasher, uPVC window to rear elevation, a spacious dining area with feature pendant lighting, uPVC french door out to rear garden, tv point, 2x central heating radiators, floor to ceiling window to rear elevation and space for a formal dining table.

### UTILITY ROOM 6'2" x 6'1" (1.882m x 1.859m)

A useful separate utility room with inset stainless steel sink, 1x central heating radiator, plumbing for a washing machine/dryer and 1x uPVC window to the side elevation.

## FIRST FLOOR / LANDING

### LIVING ROOM 12'0" x 26'0" (3.678m x 7.943m)

A spacious family living room boasting feature fireplace with electric fire, tv point, 3x floor to ceiling windows to front and rear elevations, 3x central heating radiator and ample space for furniture.

### BEDROOM ONE 11'9" x 15'11" (3.60m x 4.867m)

A room of double proportions with 1x uPVC window to the front elevation and 1x central heating radiator.

### EN-SUITE

A 3-piece suite comprising of: a shower cubicle, low level w.c, pedestal sink, shaving point, 1x uPVC to the side elevation and 1x radiator.

### BEDROOM TWO 9'6" x 11'11" (2.901m x 3.636m)

A room of double proportions with in-built wardrobe storage, 1x central heating radiator and 1x uPVC window to the front elevation.

### BATHROOM

A spacious 3-piece bathroom suite comprising of: a panelled bath with an over head shower attachment, a vanity sink, push button w.c, fully tiled walls, extractor fan, a shaving point, 1x chrome towel radiator and 1x frosted uPVC double glazed window.

## SECOND FLOOR / LANDING

### BEDROOM THREE 11'11" x 16'0" (3.645m x 4.887m)

Another room of double proportions with a TV point, fitted wardrobes, 1x central heating radiator and 1x uPVC window to the rear elevation.

### BEDROOM FOUR 12'0" x 12'0" (3.674m x 3.667m)

Yet again another room of double proportions with a TV point, 1x central heating radiator, 1x uPVC double glazed window to the rear elevation and access through to:

### EN-SUITE

A 3-piece suite comprising of: a panelled bath with an over head shower attachment, a storage cupboard, a vanity sink, push button w.c, 1x chrome towel radiator and 1x frosted uPVC double glazed window.

### GARAGE 9'7" x 17'3" (2.938m x 5.259m)

With an electric up and over door, space for a freestanding fridge/freezer, access to the combination Worcester boiler, 1x central heating radiator and plenty of space for storage.

## EXTERNALLY

Externally to the front there is a large driveway providing ample off road parking and access to an integral garage. To the side elevation there is a large composite decking which wraps around to the rear with ample space for garden furniture. There is also a secure bin store area to the side of the property.

## PUBLISHING

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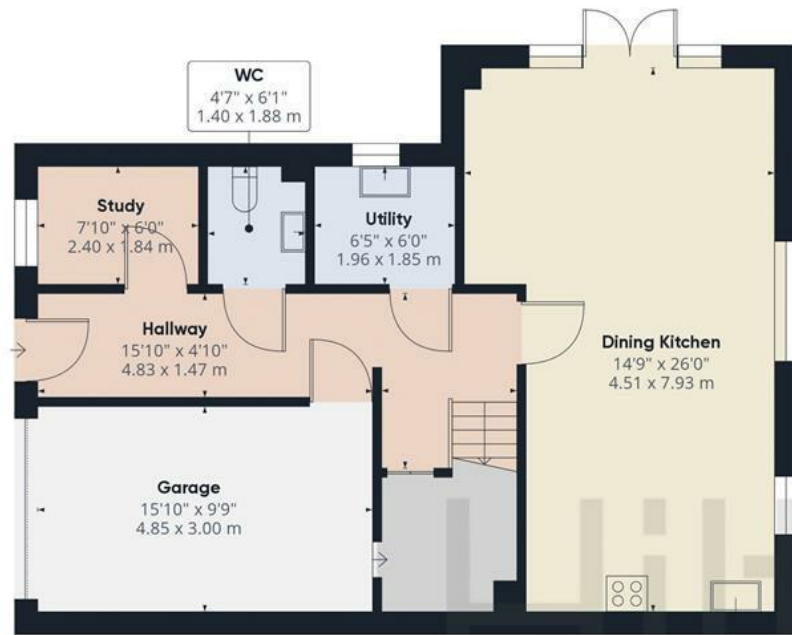


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## OUTSIDE

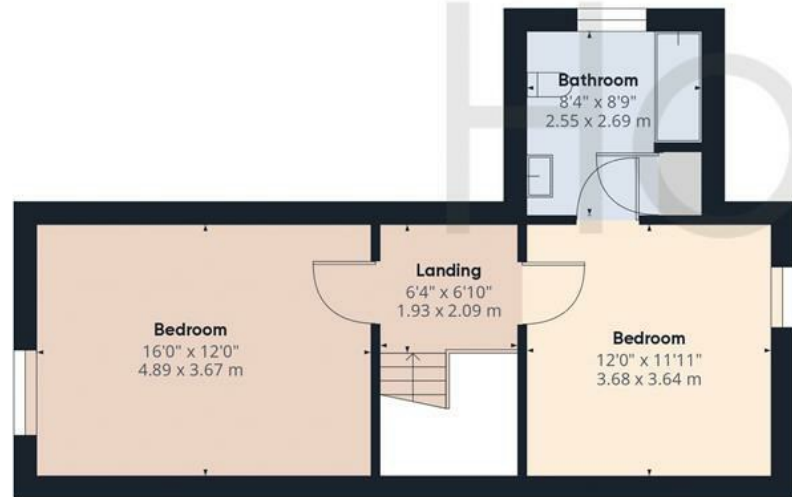
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Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
 2079.07 ft<sup>2</sup>  
 193.15 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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