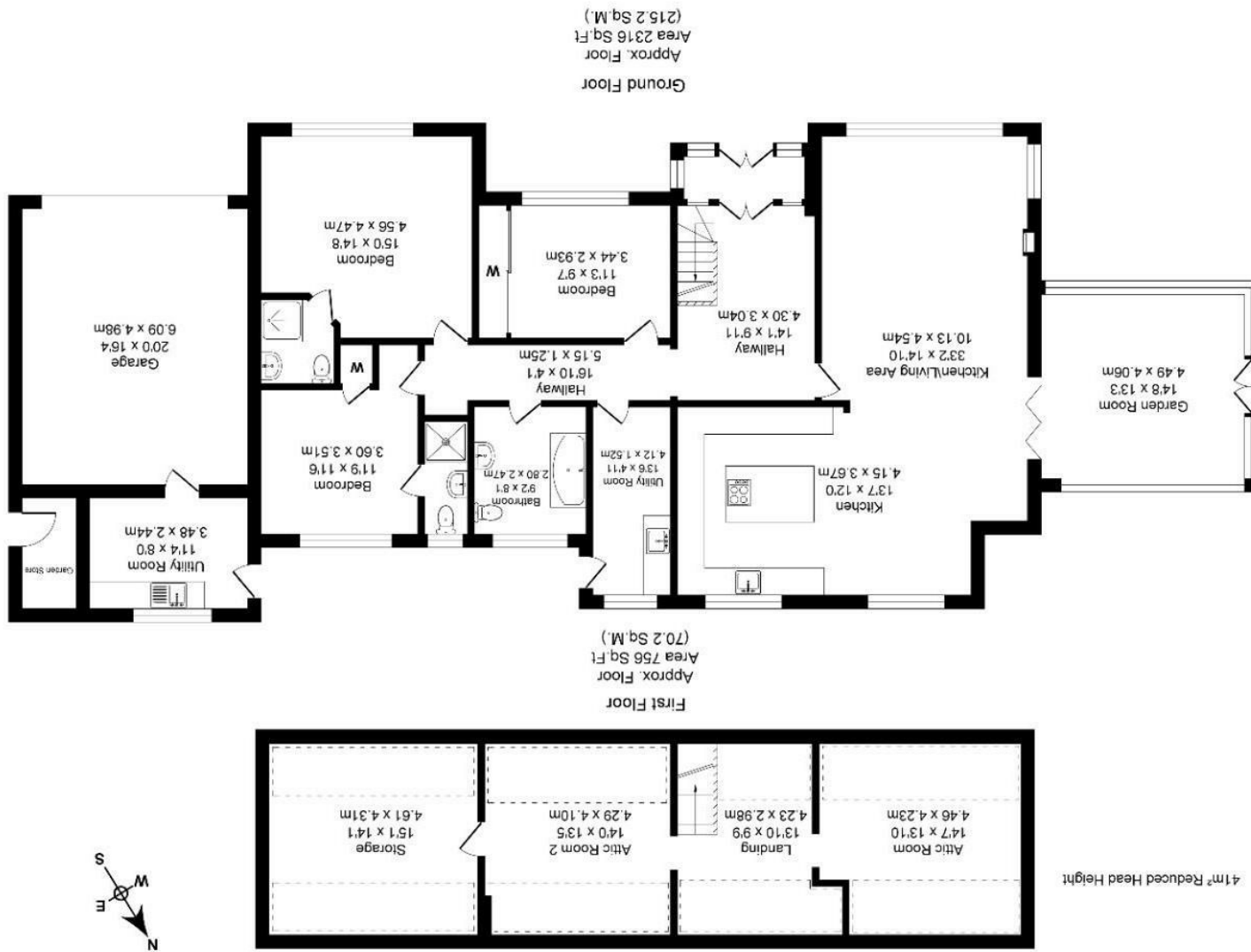




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

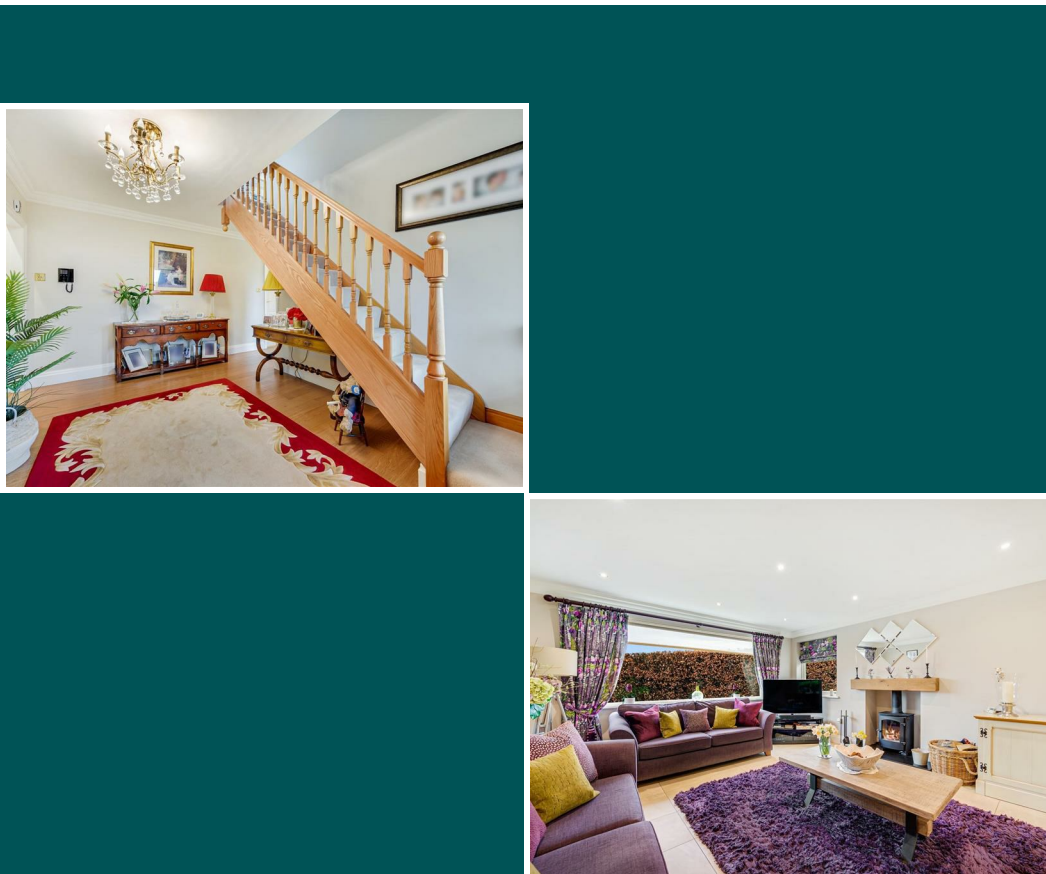


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Middleton Drive, Barrowford
Total Approx. Floor Area 3072 Sq.ft. (285.4 Sq.M.)



£730,000



3 Middleton Drive

Barrowford
BB9 6BA



Council Tax Band: G



Exquisite detached dwelling accessed via a gated driveway and set within just over an acre plot located in one of Pendle's most sought after locations.

Description

This exquisite detached dwelling, nestled within its own sprawling gardens that extend over a third of an acre, is accessed through electric gates, highlighting its exclusivity in one of Pendle's highly coveted locations. The dwelling is within comfortable walking distance of all the bars, bistros and boutiques offered by the village of Barrowford and only a short drive of the M65 motorway which connects into the national motorway network ideal for those needing to commute to the major conurbations of the North West.

The property opens into an inviting entrance porch that leads to a grand reception hallway, where an elegant open balustrade staircase ascends to the spacious first-floor attic rooms. Designed for family living, this home features a generous open-plan area that combines living, dining, and a kitchen. The Mills & Scott kitchen is a culinary enthusiast's dream, complete with a central island and integrated NEFF appliances. Natural light floods the property through bi-folding double-glazed doors that open into a magnificent garden room, enhancing the home's airy ambiance.

The expansive central hallway serves as the gateway to three lavish double bedrooms, two of which boast en-suite shower rooms, a contemporary three-piece bathroom, and a practical utility room. The first floor houses a versatile attic space, perfect as a home office or an occasional bedroom, complemented by substantial storage accessed from the second attic room.

The exterior boasts a landscaped frontage with electric gates that open onto a sweeping driveway, culminating in a stone-paved parking area beside the double garage, which includes an additional utility space. Privacy is paramount, with a long beech hedge along the front boundary and a meticulously landscaped garden. The rear garden, mainly laid to lawn, features a patio, greenhouse, and summer house, while a second patio area beside the garden room offers the ideal spot for outdoor entertainment in the warmer months.

This property promises an exceptional living experience, and early viewing is highly encouraged to fully appreciate its allure.

Location

The property is strategically positioned to take full advantage of Barrowford's rich array of local amenities. These include top-rated schools, a diverse selection of shops, a variety of restaurants catering to all tastes, and ample leisure facilities to suit every lifestyle. Whether you're interested in outdoor activities or cultural pursuits, Barrowford provides an ideal backdrop.

For those looking to explore beyond the village or commute effortlessly, the property offers seamless access to major transport links. This connectivity opens up the wider region for exploration or commuting, with Manchester, Leeds, and Bradford easily reachable for work or leisure.

Barrowford's charm is further amplified by its local attractions, including the iconic Pendle Hill, the tranquil Barrowford Locks, and Foulridge Reservoir. The village is also a hub for independent shopping, with an array of unique shops, cafes, and pubs. This blend of natural beauty, historic sites, and modern conveniences makes the property an ideal base for those seeking a quality lifestyle in a picturesque setting.

View more about this property online....

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