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Easington Church Meadows
Barrowford
BB9 6QS



For Sale

£599,995

- Five-bedroom detached family home
- Situated in the popular village of Barrowford
- Arranged over three spacious and versatile levels
- Impressive open-plan kitchen and family room
- Separate dining area ideal for entertaining

- Versatile study/fifth bedroom
- Principal bedroom with fitted wardrobes and en-suite
- Utility room and two convenient WCs
- Integral garage and driveway
- 10 Year NHBC warranty



Discover modern family living at its finest in this beautifully designed five-bedroom detached home, forming part of the highly regarded Church Meadows development in the desirable village of Barrowford.

Set across three thoughtfully arranged levels, this spacious home offers flexible accommodation ideal for growing families, professionals, or those seeking contemporary living in a sought-after semi-rural location.

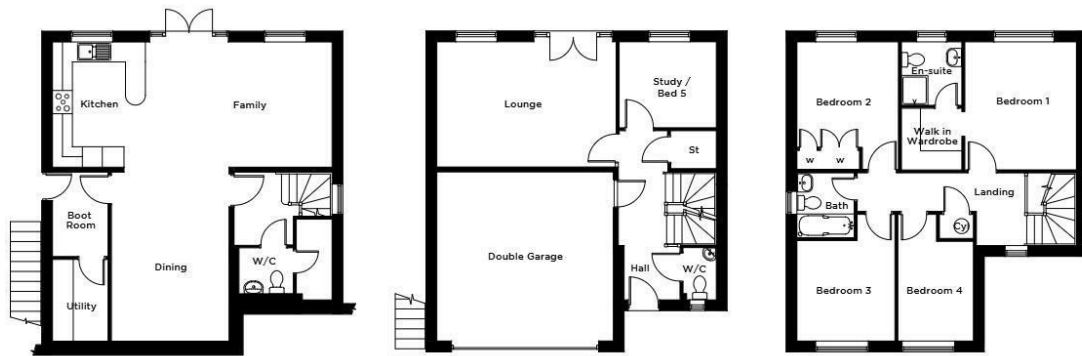
The lower ground floor forms the heart of the home, where an impressive open-plan kitchen and family room stretches over 27 feet, creating a sociable and welcoming space for everyday living and entertaining. The kitchen is designed with ample storage and preparation space, flowing seamlessly into the family area with access out to the rear. A separate dining room provides the perfect setting for more formal occasions. Practicality is well considered, with a useful utility room, boot room, and a convenient WC completing this level.

On the ground floor, the central hall leads to a bright and spacious lounge, offering a relaxing retreat away from the main living areas. Also on this floor is a versatile study or fifth bedroom, ideal for home working or guest accommodation, alongside an additional WC. An integral double garage provides secure parking and excellent storage.

The first floor hosts four well-proportioned bedrooms. The generous principal bedroom benefits from a walk-in wardrobe and a private en-suite shower room. Three further bedrooms offer flexibility for family members, guests, or additional workspace, and are served by a contemporary family bathroom.

Designed with modern lifestyles in mind, this impressive home combines generous proportions, versatile living space, and quality finishes, all within easy reach of local amenities, countryside walks, and excellent transport links.

THE EASINGTON
5 Bedroom Detached Home



LOWER GROUND FLOOR

KITCHEN / FAMILY	8.42m x 3.76m	27'7" x 12'4"
DINING	3.54m x 5.23m	11'7" x 17'2"
UTILITY	1.67m x 2.46m	5'6" x 8'1"
BOOT ROOM	1.67m x 2.53m	5'6" x 8'4"
W/C	1.65m x 1.38m	5'5" x 4'6"

GROUND FLOOR

LOUNGE	5.40m x 3.76m	17'9" x 12'4"
STUDY / BEDROOM 5	2.92m x 2.58m	9'7" x 8'6"
W/C	1.00m x 1.57m	3'4" x 5'2"
DOUBLE GARAGE	5.26m x 5.03m	17'3" x 16'6"

FIRST FLOOR

BEDROOM 1	3.36m x 3.85m	11'0" x 12'8"
EN-SUITE	1.82m x 1.92m	6'0" x 6'4"
WALK IN ROBE	1.82m x 1.85m	6'0" x 6'1"
BEDROOM 2	3.07m x 3.83m	10'1" x 12'7"
BEDROOM 3	2.95m x 3.81m	9'8" x 12'6"
BEDROOM 4	2.27m x 3.81m	7'6" x 12'6"
BATH	1.72m x 1.95m	5'8" x 6'5"

Please note: All sizes shown are Maximum room dimensions and exclude wardrobes



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