



Hilton &
Horsfall

BB9 6RR

Applegarth, Barrowford

Offers In The Region Of £520,000

- Detached family home in a sought-after residential development
- Four well-proportioned bedrooms
- Spacious lounge & open-plan living dining kitchen
- Ground floor WC & integral garage
- Modern house bathroom
- Tarmac driveway providing ample off-road parking

This beautifully presented detached family home offers spacious and versatile living accommodation arranged over two floors, thoughtfully designed to suit modern family life. The ground floor comprises a welcoming entrance hallway with staircase access, a stylish lounge to the front elevation, and a contemporary open-plan living dining kitchen providing the perfect space for everyday living and entertaining. A useful ground floor WC and integral garage complete the downstairs layout, while quality finishes and tasteful décor run consistently throughout the home. To the first floor, there are four well-proportioned bedrooms, including a generous principal bedroom, alongside a modern three-piece house bathroom. Externally, the property benefits from a tarmac driveway providing ample off-road parking, an integral garage, and well-maintained gardens, offering both practicality and kerb appeal. A superb opportunity for families seeking a ready-to-move-into home in a desirable residential setting.







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Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

A stunning and beautifully styled entrance hallway setting the tone for the quality found throughout the home. Finished with attractive herringbone flooring and elegant half-pannelled walls, the space feels bright and welcoming from the moment you step inside. A contemporary composite front door with glazed side panels allows natural light to flood in, whilst the staircase rises to the first floor with fitted carpet and contrasting balustrade. Recessed ceiling spotlights and tasteful décor complete this impressive first impression, with access provided to the principal ground floor accommodation.

GROUND FLOOR WC

A stylish and conveniently located two-piece cloakroom comprising a low-level WC and contemporary wash hand basin with mixer tap. Finished with modern tiling and tasteful décor, the space is both practical and well presented, ideal for guests and everyday family use.

LIVING ROOM 15'3" x 12'7" (4.65m x 3.84m)

A beautifully presented front-facing reception room offering a refined yet welcoming feel, centred around a feature fireplace with inset wood-burning stove set within a contemporary surround and decorative panelling. A large picture window fills the space with natural light, complementing the soft neutral décor and quality finishes throughout, while the generous proportions allow for both comfortable everyday living and more formal entertaining.

DINING KITCHEN / LIVING AREA 22'10" x 28'8" (6.97m x 8.74m)

An exceptional open-plan dining kitchen and living space forming the true heart of the home, designed with both style and scale in mind. Featuring a stunning central island with quartz work surfaces, inset sink and breakfast seating, complemented by a comprehensive range of shaker-style units and high-quality integrated appliances, the kitchen flows effortlessly into expansive dining and family areas. Vaulted ceilings with multiple rooflights flood the space with natural light, whilst the striking glazed gable with bi-folding doors provides a seamless connection to the landscaped rear garden. Finished with herringbone flooring throughout, this remarkable room offers outstanding entertaining space and delivers undeniable 'wow factor' modern family living.

SITTING AREA 12'3" x 13'6" (3.75m x 4.12m)

Open plan to the impressive dining kitchen, this beautifully designed sitting area creates a seamless connection between indoor and outdoor living. Featuring a contemporary wood-burning stove, stylish feature panelling and a rooflight allowing additional natural light to flood the space, the room enjoys large sliding doors opening directly onto the rear decking and landscaped garden. A superb family living area, perfectly suited to both relaxed evenings and social gatherings.

MULTI USE ROOM 15'3" x 12'7" (4.65m x 3.84m)

A superb and highly versatile room accessed directly from the dining kitchen, currently utilised as a bedroom but equally suited to use as a home gym, spacious home office, playroom or occasional guest bedroom. Beautifully finished with a striking feature wall and quality flooring, the room benefits from two windows allowing an abundance of natural light to flow through, creating a bright, flexible space perfectly suited to modern family living.

UTILITY ROOM 11'10" x 12'6" (3.61m x 3.83m)

A spacious and beautifully finished utility room fitted with a range of contemporary wall and base units, complementary work surfaces and inset sink, with ample space for laundry appliances. Designed with practicality in mind, the room also incorporates useful built-in storage and cloak space, making it ideal for busy family life. A door provides direct access to the rear garden, whilst internal access leads through to the garage, creating a highly functional and well-connected service area.

GARAGE 18'9" x 8'6" (5.72m x 2.61m)

An integral single garage accessed via a garage door to the front elevation, providing excellent storage or secure parking if required. The space benefits from power and lighting, along with internal access from the utility room, making it highly practical for everyday use. Ideal for additional storage, workshop space or further potential subject to the necessary consents.

FIRST FLOOR / LANDING

BEDROOM ONE 13'1" x 13'3" (4.00m x 4.04m)

A beautifully presented principal bedroom positioned to the rear of the property, enjoying a peaceful outlook and an abundance of natural light via a large window. The room offers generous proportions, comfortably accommodating a king-size bed alongside additional furnishings, and benefits from fitted wardrobe storage with mirrored doors. A striking sliding barn-style door provides access to the stylish ensuite shower room.

ENSUITE SHOWER ROOM 6'2" x 5'3" (1.90m x 1.62m)

A beautifully appointed and contemporary ensuite comprising a stylish curved glazed shower enclosure with rainfall shower head and contrasting black fittings, complemented by modern tiling. The suite also includes a sleek wall-mounted vanity unit with inset wash basin and chrome mixer tap, low-level WC, and a heated towel radiator. A frosted window provides natural light whilst maintaining privacy, creating a bright and thoughtfully designed space that perfectly complements the principal bedroom.

BEDROOM TWO 12'3" x 14'11" (3.75m x 4.56m)

A generously proportioned double bedroom positioned to the front of the property, offering a bright and comfortable space ideal for family or guests. The room benefits from a full wall of contemporary fitted wardrobes providing excellent storage solutions, whilst a large window allows plenty of natural light to fill the room. Well presented throughout with ample space for additional furnishings, this is a superb and practical second bedroom.

BEDROOM THREE 9'0" x 9'4" (2.75m x 2.85m)

A well-proportioned third bedroom positioned to the rear of the property, enjoying a pleasant outlook and plenty of natural light via a large window. Currently utilised as a comfortable single bedroom, the room would also lend itself perfectly to use as a nursery, dressing room or home office. Neutrally decorated throughout, this is a bright and versatile space ideal for modern family living.

BEDROOM FOUR 8'0" x 8'6" (2.45m x 2.61m)

A bright and well-presented fourth bedroom positioned to the front of the property, enjoying a pleasant outlook via a large window. Currently utilised as a home office, the room offers excellent versatility and would comfortably serve as a single bedroom, nursery or study. Neutrally decorated and well-proportioned, this is a practical and adaptable space to suit a variety of modern living requirements.

BATHROOM 7'11" x 5'5" (2.42m x 1.67m)

A modern and well-appointed three-piece house bathroom comprising a panelled bath with shower over and glazed screen, low-level WC and a contemporary vanity unit with inset wash basin and mixer tap. Stylish tiled walls with contrasting feature panelling add character, whilst two frosted windows to the side elevation allow natural light to fill the space. Finished with a chrome heated towel radiator and quality flooring, this is a bright and functional family bathroom.

360 DEGREE VIRTUAL TOUR

LOCATION

Situated within a sought-after and well-established residential development, this property enjoys a peaceful yet convenient position ideal for families. The area offers easy access to a range of local amenities, reputable primary and secondary schools, and scenic countryside walks, making it perfect for those seeking both practicality and lifestyle. Excellent transport links are within comfortable reach, providing straightforward access to neighbouring towns and commuter routes, while nearby parks and green spaces enhance the overall appeal of this desirable setting.

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OUTSIDE

To the front of the property is a generous tarmac driveway providing ample off-road parking for multiple vehicles, leading to the integral single garage with up-and-over door. A well-maintained lawned garden enhances the kerb appeal, complemented by mature planting and a smart composite entrance door with glazed side panels. To the rear, the property benefits from a private, enclosed garden space ideal for families and outdoor entertaining, with fencing to the boundaries and gated side access for convenience.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

2361 ft²

219.4 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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