

40 Appleby Drive, Barrowford

Nelson

£285,000



40 Appleby Drive

Barrowford, Nelson

A fantastic and rare opportunity to acquire this two-bedroom detached bungalow, occupying a substantial corner plot in the highly sought-after location of Appleby Drive, Barrowford. Boasting breathtaking views towards Pendle, generous gardens and incredible potential to modernise or extend, this property is perfect for anyone looking to put their own stamp on a home in a desirable residential setting.

Positioned on an elevated plot and set back from the road, the bungalow enjoys a wonderful outlook across the surrounding area over Pendle. The location is equally impressive, within walking distance of Barrowford village centre, with its independent shops, cafés, restaurants and local amenities, including Booths supermarket. Beautiful countryside walks are also close by, offering the perfect balance between village living and the great outdoors.

As you approach the property, you are greeted by a spacious driveway providing off-road parking for approximately three vehicles, alongside a single garage. The well-maintained front garden and generous corner position immediately give an indication of the fantastic outdoor space on offer.

Upon entering, you are welcomed into an L-shaped hallway with multiple built-in storage cupboards and access to the main living accommodation. The kitchen is arranged in a practical U-shaped layout, comprising matching wall, base and drawer units with complementary work surfaces, an integrated oven, gas hob and sink/drainer. There is also space for a dining table, while the windows provide lovely views and allow plenty of natural light to flow through.

Adjacent to the kitchen is the generously proportioned lounge, a bright and inviting living space with multiple windows, a feature gas fire and ample room for comfortable seating. An open walkway leads through to the separate dining area, creating a wonderful space for entertaining or family meals. Patio doors open directly onto the garden, allowing the outdoor space to become a natural extension of the living accommodation.

The bungalow offers two well-proportioned double bedrooms, both situated towards the rear of the property. The main bedroom benefits from built-in wardrobes, providing useful storage, while the second bedroom offers flexibility as a guest bedroom, home office or additional bedroom.

The family bathroom comprises a three-piece suite in white, including a low-level WC, pedestal hand wash basin and panelled bath with an overhead electric shower, finished with beige tiled splashbacks.


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Approximate total area(1)

78.1 m²

842 ft²

(1) Excluding balconies and terraces

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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