



WHITTYCROFT DRIVE, HIGHERFORD, BB9 6AS



An individual, architect-designed detached true bungalow occupying an elevated position at the head of a quiet cul-de-sac in the desirable semi-rural area of Higherford. Surrounded by open countryside yet close to Barrowford village amenities and M65 access, the property offers generous single-level living, scope for cosmetic modernisation, a private driveway, attached garage, and gardens to the front and rear.



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Occupying an elevated position at the head of a quiet and secluded cul-de-sac of individually styled properties, this home enjoys a highly sought-after semi-rural setting in Higherford. Surrounded by open Blacko countryside, the property offers a peaceful and private environment, while remaining conveniently close to the vibrant village of Barrowford, renowned for its variety of shops, cafés, restaurants, and traditional hosteries. Excellent transport links are also close at hand, with the M65 motorway just a few minutes' drive away, providing straightforward access across the North West, ideal for those balancing work, leisure, and travel.

This attractive, architect-designed detached true bungalow, constructed circa 1970, presents a rare opportunity to acquire well-proportioned, single-level accommodation. The property offers generous and flexible living space, perfectly suited to retirees seeking comfortable, easily managed living, as well as professional couples looking for a refined home that combines tranquillity with accessibility. Maintained to a good standard throughout, the bungalow provides scope for cosmetic modernisation, allowing purchasers to personalise the space to suit their lifestyle and tastes.

Externally, the property benefits from a private driveway leading to a large attached garage, together with pleasant gardens to both the front and rear, ideal for relaxed outdoor enjoyment, entertaining, or simply taking in the surrounding countryside views.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, TWO GOOD-SIZED RECEPTION SPACES, DINING KITCHEN, THREE BEDROOMS, ENSUITE TO MASTER, HOUSE BATHROOM, PRIVATE DRIVEWAY TO ATTACHED GARAGE, LOW-MAINTENANCE GARDENS BOTH FRONT & REAR. VIEWING ESSENTIAL TO APPRECIATE.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Opening into:-

Entrance Porch

6'10" x 5'0" Coved ceiling, radiator, tiled floor area. UPVC framed double glazed window to the front elevation, Glazed panelled door with matching glazed panels to side and opening into:-



Reception Hallway

22'03" x 5'06" (L-shaped) Coved ceiling, inbuilt storage cupboard, radiator, loft access point. Gloss panelled doors leading from the hallway and opening into:-



Reception Room One

15'0" x 18'04" Feature tiled fireplace with matching inlay / hearth and inset electric fire, coved ceiling with centre ceiling rose, two radiators. UPVC framed double glazed picture-window affording an elevated outlook to the front elevation. Opening through into:-





Reception Room Two

14'08" x 9'0" Coved ceiling with centre ceiling rose, radiator. UPVC framed double glazed window overlooking the rear garden. Gloss-panelled door to:-



Dining Kitchen

13'01" x 8'10" Stainless steel sink unit and drainer with cupboards under, matching range of wall, base and glazed display units, co-ordinating worktops and part-tiled walls, space for gas cooker, coved ceiling, extractor, radiator. UPVC framed double glazed window overlooking the rear garden. Glazed panelled door to garage.



Master Bedroom

17'11" x 13'04" Inbuilt wardrobes with gloss-panelled doors, coved ceiling, radiator. UPVC framed double glazed window to the front elevation. Access to:-

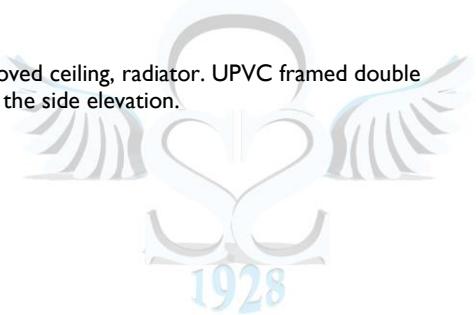
Ensuite Shower Room

6'11" x 2'10" Three piece white suite incorporating low-level WC, wash hand basin, step-in shower tray with mixer shower fittings, tiled area and glazed screen over, fully tiled walls, extractor. UPVC framed frosted double glazed window.



Bedroom Two

9'0" x 13'09" Coved ceiling, radiator. UPVC framed double glazed window to the side elevation.





Bedroom Three

8'11" x 10'07" UPVC framed double glazed window overlooking the rear garden, coved ceiling, radiator.



Bathroom

5'11" x 8'03" Three piece suite incorporating panelled bath with mixer shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WVC, radiator. UPVC framed frosted double glazed window.



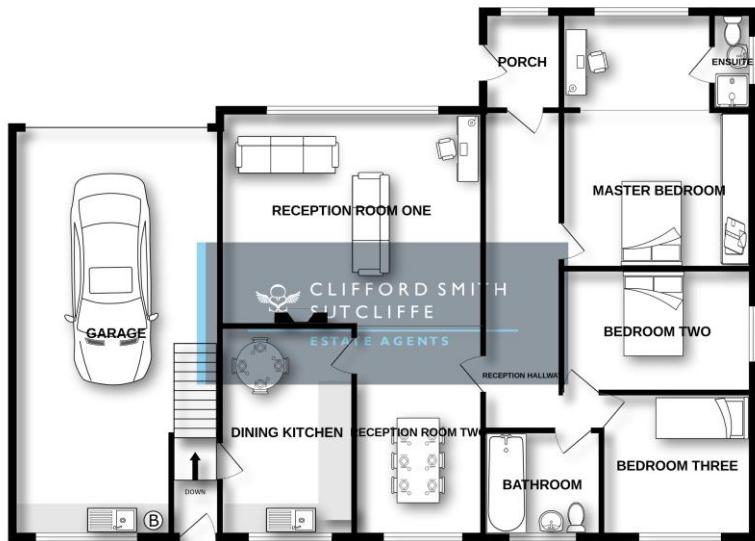
Outside

Dwarf walling to the front with low maintenance gravelled areas and an abundance of mature trees, bushes and timber fencing. Tarmacadam driveway providing off-road parking to an attached garage [**22'07" x 14'06"**] having remote control up-and-over door, power and lighting installed. Belfast-style sink, plumbing for washing machine and space for tumble dryer, wall mounted Vaillant gas combination boiler. UPVC framed frosted double glazed window and UPVC door with double glazed centre panel leading into the rear garden.

Generous sized garden to the rear laid mainly to low maintenance tiered paved areas with raised flower / shrub beds and mature borders with trees and bushes, screened for privacy by timber perimeter fencing.



GROUND FLOOR
1640 sq.ft. (152.4 sq.m.) approx.



THREE BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA : 1640 sq.ft. (152.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : E

Approximate Square Footage : 1,640 SqFt / 152 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.

