

Because life is

PettyTM
Real

Millrigg Church Meadows
Barrowford
BB9 6QS



For Sale

£409,995

- New Development
- Sought After Location
- Drive and Integral Garage
- 4 Bedrooms
- Family Bathroom and En-Suite
- Fitted Wardrobes to Master Bedroom
- Downstairs WC
- Solar Panels
- EV Car Charger
- 10-Year NHBC Warranty



Plot 58 - Millrigg

Experience contemporary living at its best with this stunning four-bedroom detached home, part of an exclusive new development in the sought-after village of Barrowford, crafted by McDermott Homes.

The Millrigg combines modern design, generous proportions, and premium finishes to create a practical yet stylish home – ideal for families or anyone looking for space and sophistication.

Inside, you'll find a light-filled lounge perfect for unwinding, alongside an impressive open-plan dining kitchen with sleek modern units and ample space for family dining and entertaining. From here, doors open to the rear garden, while a separate utility room and convenient ground-floor WC add everyday practicality.

Upstairs, the master suite offers a peaceful escape, complete with fitted wardrobes and a contemporary en-suite shower room. The second bedroom also features fitted wardrobes and two further well-sized bedrooms provide flexible options for children, guests, or home working. A modern family bathroom serves the additional bedrooms, with thoughtful storage solutions throughout ensuring an uncluttered feel.

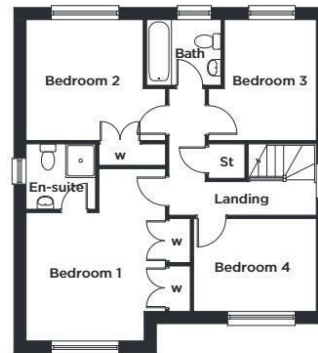
Externally, the home benefits from a large rear garden and a private driveway and integral garage, providing both secure storage and generous off-road parking.

THE MILLRIGG
4 Bedroom Detached Home



GROUND FLOOR

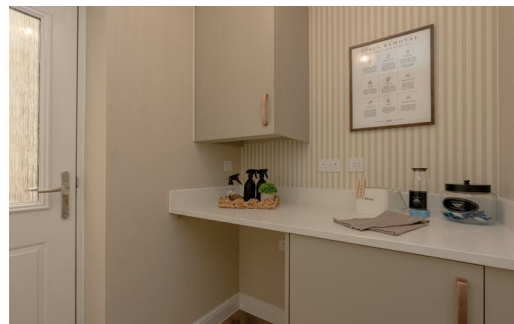
LOUNGE	3.24m x 5.95m	10'7" x 19'6"
KITCHEN/DINING	6.08m x 3.15m	19'11" x 10'4"
UTILITY	1.55m x 2.05m	5'1" x 6'9"
W/C	0.95m x 1.86m	3'1" x 6'1"



FIRST FLOOR

BEDROOM 1	3.70m x 4.58m	12'2" x 15'0"
EN-SUITE	1.83m x 1.74m	6'0" x 5'9"
BEDROOM 2	3.11m x 3.21m	10'2" x 10'6"
BEDROOM 3	2.43m x 3.21m	8'0" x 10'6"
BEDROOM 4	3.26m x 2.46m	10'8" x 8'1"
BATH	1.99m x 1.70m	6'7" x 5'7"

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 615900
Barrowford.sales@pettyreal.co.uk

www.pettyreal.co.uk