



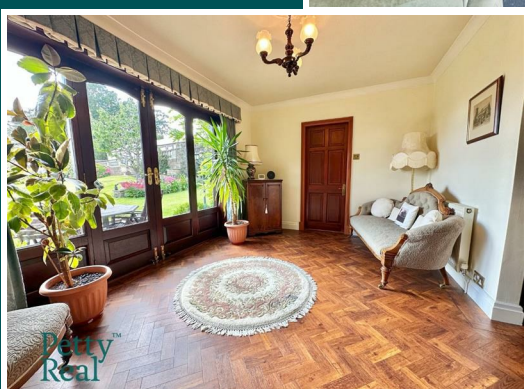
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Total area: approx. 238.8 sq. metres (2570.0 sq. feet)
All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanlP.



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Asking Price £750,000



**Oaklands Court
48 Appleby Drive**

**Barrowford
BB9 6EX**



Council Tax Band:



This impressive detached residence offers extensive and versatile living accommodation ideal for modern family life. Set on a generous plot with private gardens, a covered swimming pool, and multiple reception rooms, the property combines space, comfort, and unique lifestyle features.

Description

Nestled within the highly regarded Oaklands Court on Appleby Drive in Barrowford, this spacious detached residence offers generous and versatile accommodation ideal for families or those seeking a substantial home with excellent facilities. Tucked away in a private cul-de-sac setting, the property is situated within easy reach of Barrowford's vibrant village centre, local schools, and transport links, combining convenience with a peaceful, residential atmosphere.

Internally, the ground floor accommodation is particularly impressive, comprising a welcoming entrance hallway that provides access to a useful ground floor WC and multiple well-proportioned living spaces. There are three principal reception rooms, currently utilised as a formal lounge, separate sitting room, and a spacious dining room. Additionally, a fourth reception area or snug offers flexibility to be used as a playroom, hobby space, or guest lounge.

A dedicated study is ideal for those working from home, ensuring privacy and functionality. The heart of the home is the fully fitted dining kitchen, equipped with a comprehensive range of wall and base units, integrated appliances, and plentiful space for a family dining table. Adjacent to the kitchen is a separate utility room, offering further storage and laundry facilities, with external access for added convenience.

Upstairs, the first floor landing leads to four generously sized bedrooms, each offering plenty of natural light. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are well served by a modern family bathroom comprising a panelled bath, pedestal wash basin, and low-level WC.

One of the standout features of this exceptional property is the covered swimming pool complex, which includes a changing area and shower room—perfect for year-round use and entertaining family and friends. The pool space is rare for a residential setting and adds a truly unique lifestyle element to the home.

Externally, the house occupies a sizeable plot with beautifully maintained, private gardens to the front, side, and rear. Mature planting, lawned areas, and established borders create a tranquil and secluded environment, ideal for outdoor dining, children's play, or simply enjoying the peace and quiet.

A long driveway provides ample off-road parking for multiple vehicles and leads to a tandem detached garage with an adjoining workshop, offering extensive storage or potential for conversion, subject to planning permissions. This arrangement is perfect for hobbyists, car enthusiasts, or those needing additional space for business or leisure equipment.

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