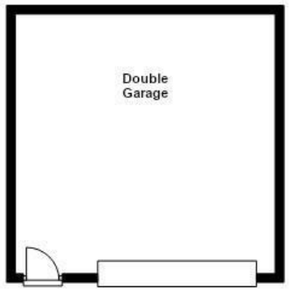
Keenans

Ground Floor









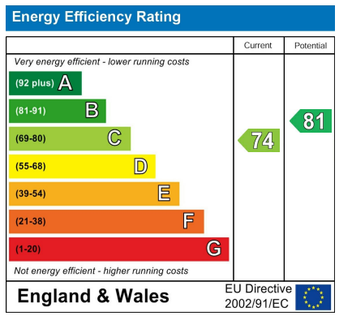



# Carr Hall Drive, Barrowford, BB9 6BZ

## £575,000

THREE BEDROOM DETACHED TRUE BUNGALOW SET ON A GENEROUS PLOT

Situated on Carr Hall Drive in Barrowford, this beautifully presented detached bungalow offers spacious accommodation within a generous plot. Surrounded by stunning, well-maintained gardens, the property combines comfortable interiors with a peaceful setting, making it an appealing choice for families or those seeking the convenience of single-storey living.
The welcoming reception room provides an inviting space to relax and entertain, with ample room for comfortable seating and spending time with family and friends. Three spacious double bedrooms all with en-suites offer excellent flexibility for residents and visiting guests, with natural light enhancing their bright and restful feel.
The generous proportions and thoughtful presentation throughout create a home that feels both practical and welcoming.
Outside, the gardens are a particular highlight, providing a picturesque backdrop and plenty of space to enjoy the outdoors. Whether relaxing in the peaceful surroundings or hosting gatherings with friends and family, the grounds add considerably to the property's appeal.
Ample parking and a double garage further enhance the practicality of this attractive home, offering space for vehicles and additional storage.
The property benefits from a full alarm system, HIK cameras and an electric gate with a video intercom.
Combining generous living space, delightful gardens and a desirable Barrowford location, this impressive detached bungalow has much to offer. Viewing is highly recommended to fully appreciate its setting, proportions and presentation.




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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Carr Hall Drive, Barrowford, BB9 6BZ

## £575,000

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- Council Tax Band F
- Well Presented Detached True Bungalow Set On A Generous Plot
- Sought After Location
- Spacious Living Area
- EPC Rating C
- Three Double Bedrooms With En-Suites
- Landscaped Rear Garden
- Tenure Freehold
- Ample Off Road Parking And Double Garage
- Gorgeous Kitchen Perfect For Entertaining

## Ground Floor

### Entrance

Composite double glazed frosted door to the hall.

### Hall

29'10 x 15'5 (9.09m x 4.70m)

Three skylights, central heating radiator, spotlights, two smoke alarms, meter cupboard, Karndean laminate flooring, solid oak doors to the kitchen, utility room, cloak room, dressing room, two bedrooms and WC.

### Kitchen

14'5 x 12'11 (4.39m x 3.94m)

UPVC double glazed window, under floor heating, a range of wood effect panelled wall and base units, granite surface, inset stainless steel one and a half bowl sink with mixer tap, integrated electric high rise oven with a slide and hide door and pan rest drawer and a four ring gas hob and extractor hood, fridge freezer, integrated low decibel dishwasher with cutlery drawer, spotlights, Karndean laminate flooring, open to the lounge.

### Lounge

33'4 x 12'10 (10.16m x 3.91m)

Four UPVC double glazed windows, under floor heating, television point, Karndean laminate flooring, UPVC double glazed French doors to the conservatory.

### Conservatory

29'1 x 12'8 (8.86m x 3.86m)

UPVC double glazed surrounding windows, two vaulted lanterns, under floor heating, smoke alarm, three feature wall lights, Karndean laminate flooring, UPVC double glazed sliding door to the rear.

### Utility Room

10'3 x 6'7 (3.12m x 2.01m)

Central heating radiator, a range of panelled wall and base units, granite effect surface, tiled splash backs, electric remote control laundry drying rack, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, Baxi boiler, Karndean laminate flooring, composite double glazed stable door to the conservatory.

### WC

4'10 x 3'10 (1.47m x 1.17m)

Central heating radiator, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, extractor fan, Karndean laminate flooring.

### Dressing Room

13'3 x 10'3 (4.04m x 3.12m)

Central heating radiator, fitted wardrobes, Karndean laminate flooring, open to bedroom one, oak sliding door to the en suite.

### Bedroom One

12'10 x 12'9 (3.91m x 3.89m)

UPVC double glazed window, central heating radiator, two feature wall lights, Karndean laminate flooring, UPVC double glazed French doors to the conservatory.

### En-Suite

10'4 x 9 (3.15m x 2.74m)

UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a dual flush WC, panelled double width bath with mixer tap, jets and rinse head, direct feed walk in shower with electric feed drying system, wall mounted wash basin with mixer tap, tiled elevations, inset shelving, spotlights, extractor fan, tiled flooring.

### Bedroom Two

16'5 x 10'10 (5.00m x 3.30m)

UPVC double glazed window, central heating radiator, two feature wall lights, cream glossed wall units, space for a fridge and freezer, stainless steel sink and mixer tap, spotlights, solid oak door to the en suite.

### En-Suite

7'3 x 3'9 (2.21m x 1.14m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed corner shower enclosure, tiled elevations, spotlights, extractor fan, wood effect laminate flooring.

### Bedroom Three

13'4 x 12'10 (4.06m x 3.91m)

Three UPVC double glazed windows, central heating radiator, gas fire with granite hearth and surround, oak door to the en suite.

### En-Suite

7'8 x 3'9 (2.34m x 1.14m)

Central heating radiator, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, electric feed double shower enclosure, tiled elevations, spotlights, extractor fan, Karndean laminate flooring.

### External

### Rear

Wrap around garden with laid to lawn, artificial lawn, paving, bedding, mature trees, large summer house, decking, hot tub, power, lighting, greenhouse, bin store.

### Double Garage

20 x 20 (6.10m x 6.10m )

Power, heating and lighting.

### Front

Wrap around gardens with laid to lawn, paving, artificial lawn, mature shrubs, trees, resin driveway for multiple vehicles.











