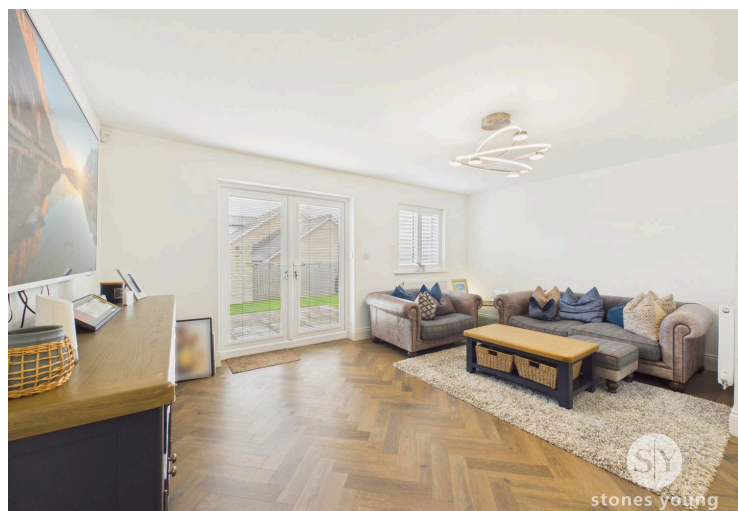




3 Shepherds Close, Barrow

£520,000 Freehold

Stunning 3-bed detached dormer bungalow for over 55s, built 2023. High-spec, open plan, garage, landscaped gardens, private setting, village location, warranty included.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Nestled in a corner of an exclusive over 55's development, this stunning three-bedroom detached dormer bungalow presents an exceptional opportunity to enjoy refined village living. Built in 2023 by Oakmere/Highbrook Developments, the property boasts a beautiful high specification finish throughout and benefits from the reassurance of a six-year warranty. Stepping into the welcoming hallway, you are immediately greeted by a sense of space and light, enhanced by Amtico flooring that seamlessly flows through the impressive open plan living dining area. The contemporary open adjoining kitchen is thoughtfully designed with integrated Neff appliances, sleek cabinetry, and luxurious quartz worktops, making it ideal for both everyday living and entertaining. The master bedroom commands the first floor and is truly sizeable, offering a peaceful retreat with a luxurious en-suite shower room, while two further flexible double bedrooms on the ground floor provide ample space for guests or adaptable use as a study or hobby room, as well as a spacious deluxe 4-piece bathroom. Every detail has been carefully considered to create a home that is both stylish and practical, perfectly suited for comfortable modern living.

The property is complemented by beautifully landscaped outside spaces that further elevate its appeal. A block-paved driveway provides parking for two cars and leads to a detached single garage, complete with an electric up and over door, power, lighting, and a rear personal door for added convenience. The frontage and side of the home are enhanced by lawned areas, thoughtfully planted shrubbery, and paved pathways, all illuminated by external lighting that creates a welcoming ambience in the evening. To the rear, a private lawned garden offers a tranquil setting for relaxation or entertaining, featuring a paved patio area, LED lighting, and a timber storage shed with power for practicality. The garden is enclosed by a handsome stone boundary wall, fencing, and a secure gate, ensuring privacy and security. This tucked away position within a sought-after village location combines countryside surroundings at the foot of nearby Pendle Hill with the convenience of nearby amenities, making it a truly desirable place to call home.



Entrance Hallway

Composite double glazed front door, herringbone wood style Amtico flooring, panel radiator, storage cupboard, spindle staircase to first floor.

Open Plan Living Dining Kitchen

Spacious, beautiful open plan interior, herringbone wood style Amtico flooring, panel radiators, uPVC double glazed windows with fitted shutter blinds, uPVC double glazed french doors with fitted blinds, TV point. Kitchen Area: contemporary fitted units with contrasting luxurious quartz worktops and upstands, under unit LED spotlighting, an array of integrated Neff appliances including dishwasher, electric eye level oven, grill and combination microwave, induction hob and extractor filter over, fridge freezer and washing machine, integral sink drainer unit with mixer tap, cupboard housing combination gas central heating boiler, recessed spotlighting.

Bedroom Two

Excellent double room, carpet flooring, uPVC double glazed window with fitted shutter blinds, outlooks across garden, panel radiator.

Bedroom Three

Double room, carpet flooring, uPVC double glazed window, fitted shutter blinds, panel radiator, private aspects to the front.

Bathroom

Spacious contemporary 4-pce white suite, double shower enclosure with thermostatic shower, wall hung vanity wash basin, mixer tap and drawer unit under, panel bath with mixer tap, low-level w.c., part tiled walls, Amtico herringbone wood style flooring, recessed spotlighting, extractor fan, chrome ladder style radiator, uPVC double glazed frosted window with fitted shutter blinds.

Landing

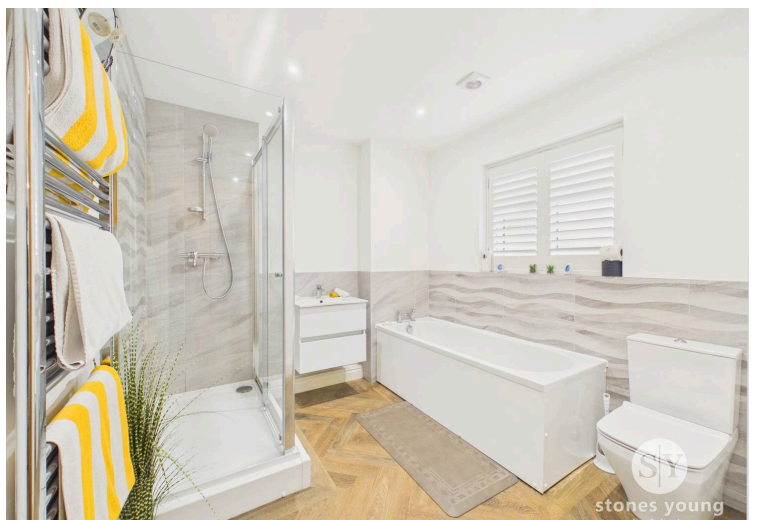
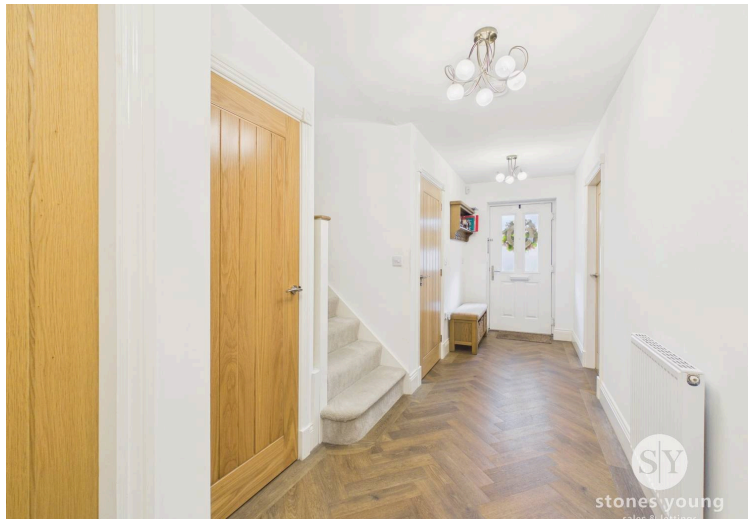
Panel radiator.

Bedroom One

Outstanding master bedroom suite, incredibly sizable, carpet flooring, uPVC double glazed window with fitted shutter blinds and lovely aspects and views across towards Pendle Hill, additional velux windows with electric blinds, TV point, panel radiator, large walk-in alcove/dressing/study area, large eaves style loft storage room with lighting.

En-suite

Spacious modern three-piece white suite, large double shower enclosure, sliding glazed door with thermostatic overhead rainfall shower and additional thermostatic shower, low-level w.c., pedestal wash basin, chrome ladder style radiator, Amtico herringbone wood style flooring, part tiled walls, extractor fan, shaver point, velux window with electric blind, recessed spotlighting.







Approximate total area^m
1603 ft²
Reduced headroom
144 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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