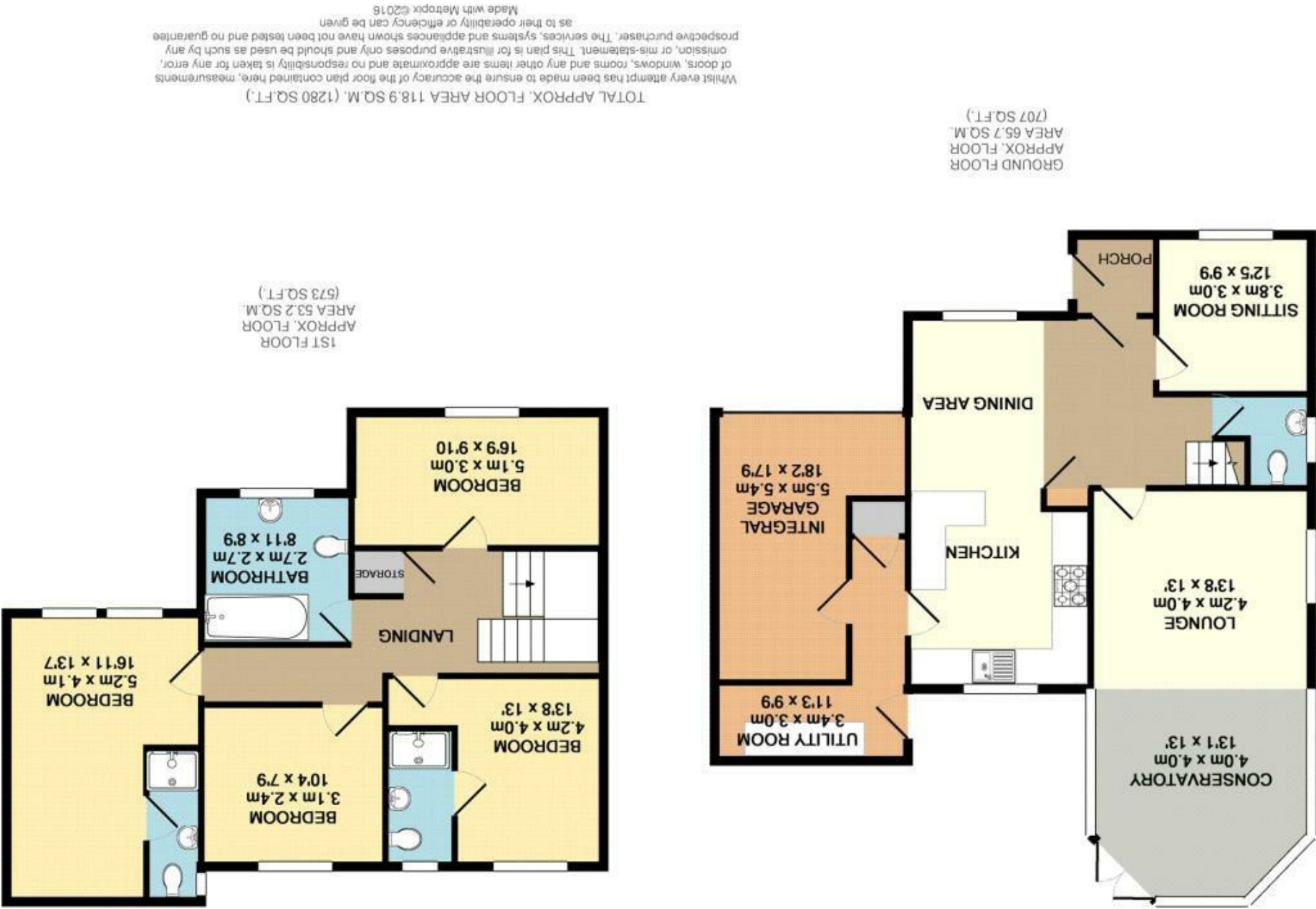


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



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Price £520,000



4 Cairns Close

Barrowford  
BB9 6RW

4 3 2

Council Tax Band: F





Occupying a generous corner plot within a sought after residential area of Barrowford, this beautifully presented and extended four double bedroom detached home offers exceptional space for modern family living.

## Description

Occupying an impressive corner plot position within a well regarded residential development, this beautifully presented and extended four double bedroom detached home offers exceptional space for modern family living. The property has been thoughtfully enhanced to create bright, open plan living areas while still providing additional reception rooms for flexibility. The finish throughout is stylish, contemporary and ready for immediate occupation.

The property enjoys a highly convenient setting, positioned close to a wide range of everyday amenities, reputable local schools and excellent transport connections. The nearby motorway network makes commuting straightforward, while surrounding countryside offers fantastic opportunities for walking, cycling and enjoying the outdoors, perfectly balancing convenience with lifestyle.

The ground floor accommodation begins with a welcoming entrance porch which leads into the main living space. The standout feature of the home is the stunning open plan lounge which flows effortlessly into the conservatory. This impressive space creates a superb environment for relaxing or entertaining, with large windows and glazed doors allowing natural light to flood throughout.

The conservatory provides lovely views over the garden and creates a seamless connection between indoor and outdoor living. Whether used as a secondary sitting area, dining space or garden room, it significantly enhances the overall ground floor layout and makes the most of the property's corner plot position.

The open plan kitchen and dining room is equally impressive, providing a practical yet sociable hub of the home. There is ample storage, generous work surface space and plenty of room for a large family dining table. In addition, there is a separate sitting room which offers a cosy secondary reception space, ideal for use as a snug, playroom or home office.

Further ground floor benefits include a useful utility room and a convenient downstairs W.C. There is also internal access to the integral double garage, which can be utilised for secure parking, storage or potential further conversion subject to any necessary consents. The ground floor layout has been designed with family living firmly in mind.

To the first floor are four generously sized double bedrooms, all well presented and offering excellent space. Bedrooms one and two both benefit from fitted wardrobes and modern en-suite shower rooms, creating comfortable principal and guest suites. The remaining bedrooms are served by a well appointed family bathroom, completing the first floor accommodation.

Externally, the property boasts enclosed gardens to the rear and side, with patio areas ideal for outdoor dining and entertaining. The front offers a driveway providing off road parking for multiple vehicles. Additional benefits include gas central heating and UPVC double glazing throughout, making this an outstanding, move in ready family home.

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