

Because life is

Petty
Real™

Beacon Church Meadows
Barrowford
BB9 6QS



For Sale

£564,995

- Five-bedroom detached family home
- Located on the sought-after Church Meadows development
- Arranged over three spacious and well-designed floors
- Impressive open-plan kitchen and family room
- Separate dining area ideal for entertaining
- Principal bedroom with fitted wardrobes and en-suite
- Modern family bathroom serving remaining bedrooms
- Integral double garage with internal access
- Solar Panels
- 10 Year NHBC Warranty



Plot 56 - Beacon

Discover spacious modern living in this impressive five-bedroom detached home, The Beacon, forming part of the highly regarded Church Meadows development in the desirable village of Barrowford.

Arranged over three thoughtfully designed floors, this beautifully planned property offers flexible and generous accommodation, perfectly suited to contemporary family life.

The lower ground floor creates a fantastic hub of the home, centred around a stunning open-plan kitchen and family room that provides a bright and sociable setting for everyday living and entertaining. A separate dining area offers additional versatility, ideal for more formal gatherings. This level is further enhanced by a practical utility room, convenient WC, and useful storage space.

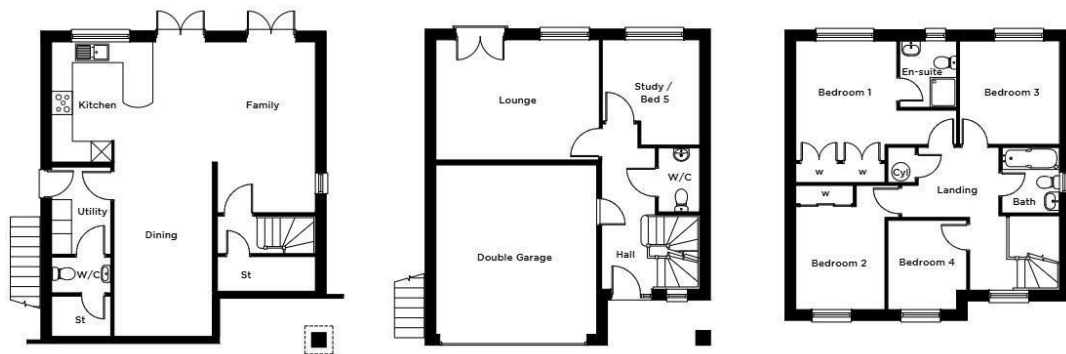
On the ground floor, a welcoming entrance hall leads to a spacious and comfortable lounge, providing the perfect place to relax. A further versatile room can be utilised as a study or fifth bedroom, making it ideal for home working or accommodating guests. A WC is also located on this floor, along with internal access to the substantial double garage.

The first floor hosts four well-proportioned bedrooms, including a generous principal bedroom complete with fitted wardrobes and a private en-suite shower room. The remaining bedrooms are served by a modern family bathroom, all arranged around a central landing that enhances the sense of light and space.

Externally, the property benefits from a double garage and driveway parking, all set within this thoughtfully planned and highly desirable development.

Combining generous proportions, adaptable living space, and an enviable village location, this superb home is perfectly suited to growing families seeking comfort, style, and convenience.

THE BEACON
5 Bedroom Detached Home



LOWER GROUND FLOOR

KITCHEN / FAMILY	7.94m x 5.10m	26'0" x 16'9"
DINING	2.96m x 5.12m	9'8" x 16'9"
UTILITY	1.78m x 2.62m	5'10" x 8'7"
W/C	1.78m x 1.10m	5'10" x 3'7"

GROUND FLOOR

LOUNGE	4.92m x 3.61m	16'2" x 11'10"
STUDY	2.93m x 3.16m	9'7" x 10'5"
W/C	1.24m x 1.92m	4'1" x 6'4"
DOUBLE GARAGE	4.84m x 5.10m	15'10" x 16'8"

FIRST FLOOR

BEDROOM 1	4.84m x 4.26m	15'10" x 14'0"
EN-SUITE	1.71m x 2.00m	5'7" x 6'7"
BEDROOM 2	3.10m x 3.73m	10'2" x 12'3"
BEDROOM 3	3.01m x 3.11m	9'10" x 10'3"
BEDROOM 4	2.37m x 2.68m	7'9" x 8'10"
BATH	1.73m x 1.97m	5'8" x 6'5"

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