

4 Waterside Reach, Barrow

£474,995 Freehold

Spacious four-bed detached home on a large cul-de-sac plot. Features open-plan kitchen diner, lounge, en-suite, garage, parking, and a south-facing garden, superb frontage and open views across Barrow lodge, walking distance to amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Presenting 'The Clifton' by Bloor Homes, this impressive four-bedroom detached family home offers a rare opportunity to acquire a substantially larger than average property on one of the most desirable plots within this sought-after village development. The property is beautifully presented throughout and features a welcoming open pitch hallway and landing with dual height, seamlessly joining the two floors, a versatile snug or office space, and a convenient two-piece cloakroom. The heart of the home is a fantastic open-plan family kitchen diner, complemented by a practical utility room and a rear lounge that enjoys views over the sunny aspect garden. Upstairs, there are four spaced out well-proportioned bedrooms, including a master with en-suite shower room and a modern spacious 4-piece family bathroom. This freehold property is perfectly positioned within a quiet cul-de-sac, offering a peaceful setting while being within walking distance of local amenities. The home enjoys fabulous outlooks providing a sense of space and tranquillity rarely found in modern developments.

Outside, the property boasts one of the largest plots on the development, with a superb lawned frontage and enviable position tucked away within the lovely cul-de-sac. The front aspect overlooks Barrow lodge and open

grassland, with distant views towards Pendle Hill, creating a picturesque setting. A private side driveway provides parking for two cars and leads to a large single detached garage. The impressive south-facing rear garden is a true highlight, featuring a generous lawn, stone paved and decked patio areas ideal for outdoor entertaining, and well-stocked planted borders. Privacy timber fencing and side gates offer both security and convenience. This exceptional outside space is perfect for families, gardeners, or anyone seeking a peaceful retreat. The combination of a spacious interior, superb plot, and outstanding location makes this property a rare find in the local market. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer. Part exchange considered, please enquire.

- Impressive Detached family Home With Beautiful Aspects
- Boasting Larger Than Average Property & Plot
- 4 Bedrooms, Master En-suite & Family Bathroom
- Welcoming Open Pitch Hallway; Snug/Office
- Fantastic Open Family Kitchen Diner & Utility; Rear Lounge
- South Facing Spacious Rear Garden & Patios
- Fabulous Outlooks Across Adjoining Lodge
- Detached Garage; Private Side Driveway
- Desirable Village Location, Walking Distance to Amenities
- Superb Position On Tucked Away Cul-De-Sac



Entrance Hallway

Superb welcoming entrance with open pitch ceiling with spindle staircase and balustrade, composite double glazed front door, uPVC double glazed window with lovely open aspects across the lodge.

Cloakroom

Modern 2-pce white suite, low level w.c., half pedestal wash basin.

Office/Snug/Study

Attractive open aspects and view across the lodge, uPVC double glazed window, panel radiator.

Lounge

uPVC double glazed French doors and window surround, TV point, panel radiators.

Dining Kitchen

Modern cream high gloss fitted wall, base and drawer units with contrasting laminate work surfaces and upstands, sink drainer unit with mixer tap, eye level double electric oven and grill, integrated fridge freezer and dishwasher, under unit lighting, cushioned flooring, ceramic hob with overhead extractor filter canopy, uPVC double glazed window with fitted blinds and uPVC double glazed French doors and glazed surround with fitted blinds, panel radiators, wood glazed French doors leading through to hallway, recessed spotlighting.

Utility

Cream fitted base units with laminate worktops and up stands, plumbing for washing machine, space for tumble dryer, extractor fan, wall mounted Baxi gas central heating boiler, uPVC double glazed window, panel radiator, built-in under stairs storage cupboard, cushioned flooring.

Landing

Spindle balustrade, feature open pitch ceiling, storage cupboard, loft access.

Bedroom one

Fitted wardrobes, double room with carpet flooring, panel radiator, uPVC double glazed window.

En-suite

3-pce modern white suite, shower enclosure with thermostatic shower, half pedestal wash basin with mixer tap, low level w.c., cushioned flooring, part tiled walls, panel radiator, extractor fan, uPVC double glazed window.

Bedroom Two

Double room, carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Three

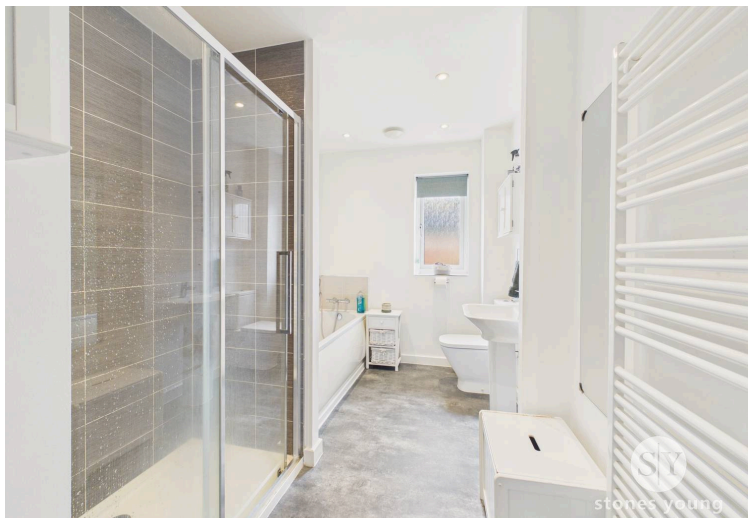
Double room with carpet flooring, panel radiator, uPVC double glazed window, lovely aspects across the lodge.

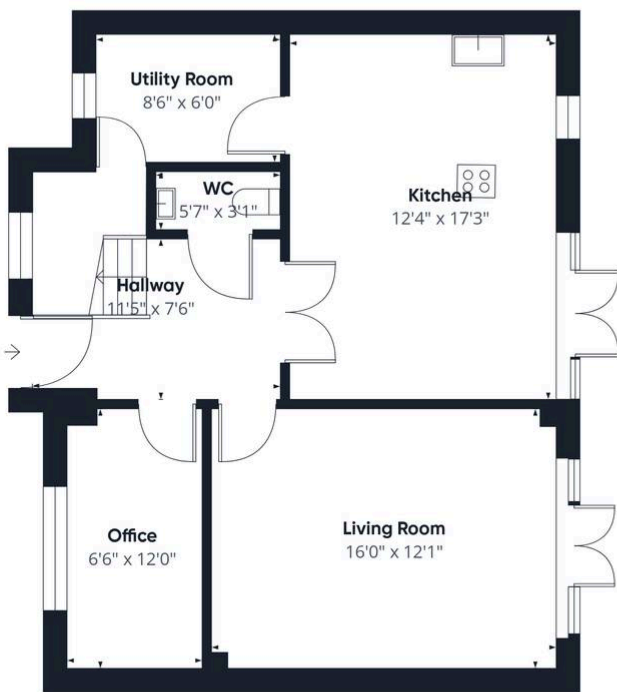
Bedroom Four

Fitted wardrobe, panel radiator, uPVC double glazed window, attractive open aspects across the lodge.

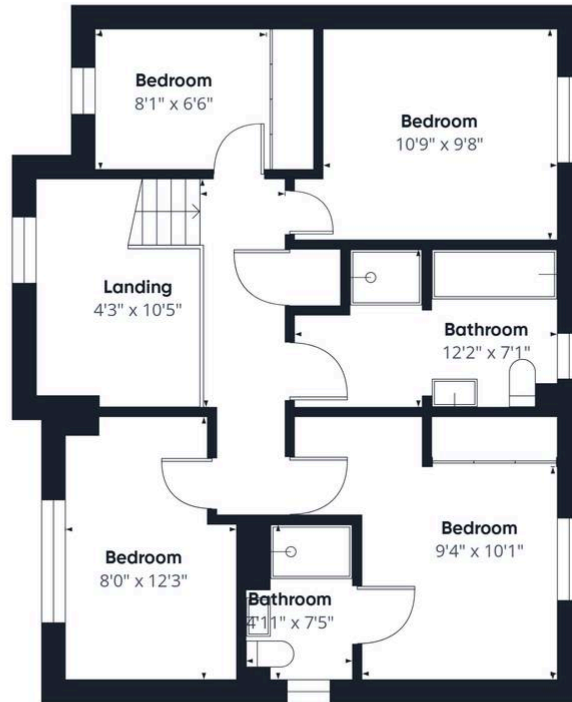
Bathroom

Spacious modern 4-pce white suite, double shower enclosure with thermostatic shower, panel bath with shower tap fitment and mixer tap, pedestal wash basin with mixer tap, low level w.c., ladder style radiator, cushioned flooring, recessed spotlighting, uPVC double glazed window, extractor fan.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1240 ft²

(1) Excluding balconies and terraces

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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