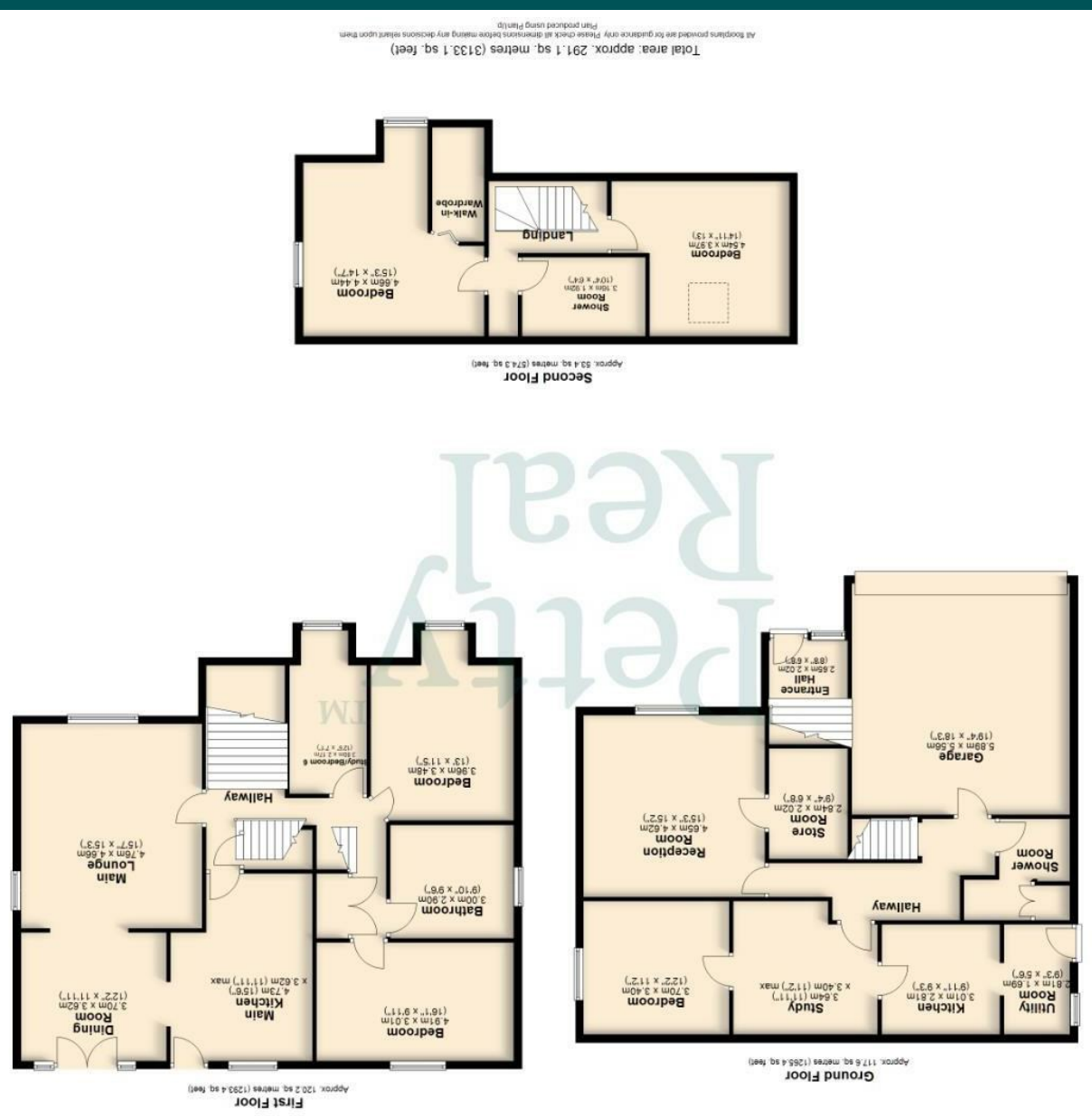

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 £615,000

3 Cairns Close

Barrowford
BB9 6RW

5 3 2

Council Tax Band: F

This substantial five/six-bedroom detached home on Cairns Close, Barrowford offers spacious and highly versatile split-level accommodation ideal for multi-generational living. Featuring multiple reception areas, well-appointed kitchens and generous bedroom space, the property provides flexible living arrangements complemented by ample parking, a double integral garage and attractive gardens.

Description

This impressive five/six-bedroom detached residence located on the sought-after Cairns Close in Barrowford offers exceptionally spacious and versatile split-level accommodation, making it an ideal home for large families or those seeking a property suitable for multi-generational living. The flexible layout allows for a variety of uses, with independent living potential across different levels.

The property is approached via a generous driveway which provides ample off-road parking for several vehicles and leads to a substantial double integral garage, offering excellent storage space as well as secure parking.

The ground floor accommodation begins with an inner hallway providing access to the staircase leading to the main living areas. This level is particularly well suited for independent living and includes a modern three-piece shower room fitted with a walk-in shower, wash basin and WC.

Also on this level is a comfortable lounge, ideal as a secondary sitting room or private family space, together with a useful study.

A fitted kitchen provides practical everyday cooking space and is complemented by a separate utility room offering additional storage and laundry facilities.

Completing the ground floor is a well-proportioned double bedroom, making this level ideal for relatives requiring ground floor accommodation or for guest use.

The first floor forms the main hub of the property and offers superb family living space. A spacious lounge provides an excellent main reception room with plenty of natural light and space for relaxation.

There is also a separate dining room which offers an ideal setting for formal dining and entertaining. The fully fitted kitchen is well equipped with a range of appliances and features a central island unit, creating a sociable and functional environment for modern family life.

This floor includes two generous double bedrooms along with a versatile single bedroom which could also serve as a home office or nursery.

A particularly spacious four-piece family bathroom is fitted with a panelled bath, separate shower enclosure, wash basin and WC, providing excellent facilities for a busy household.

The second floor offers two further well-proportioned double bedrooms, one of which benefits from a useful walk-in wardrobe providing excellent storage and dressing space.

A modern three-piece shower room serves this level and provides convenient facilities for family members or guests.

Externally, the property enjoys attractive gardens positioned to the side and rear. The rear garden includes a lawned area together with a raised timber decking space which provides an ideal spot for outdoor dining and entertaining during the warmer months.

This substantial and highly adaptable home offers an excellent combination of space, practicality and flexibility within a desirable residential area of Barrowford, making it a rare opportunity for buyers seeking a large family home with multi-generational potential.

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