

Because life is

Petty
Real™

Henley Church Meadows
Barrowford
BB9 6QS



For Sale

£314,995

- New Development!
- Sought After Location!
- Built in Natural Stone & Slate Tiles
- Set Over 3 Floors
- 4 Bedrooms

- Impressive Master Suite
- Ideal Family Home
- Solar Panels
- EV Car Charger
- 10-Year NHBC Warranty



MILLRIGG SHOW HOME NOW OPEN!

Plot 69 - Henley

Discover modern living at its finest in this beautifully designed four-bedroom end mews property, set over three floors and part of an exciting new development in the desirable village of Barrowford, brought to you by McDermott Homes.

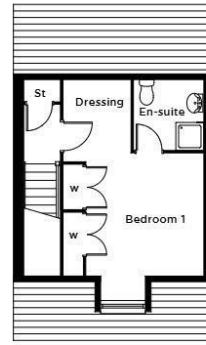
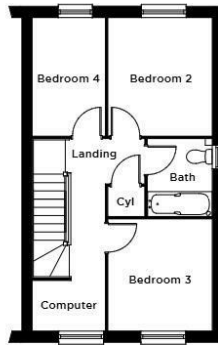
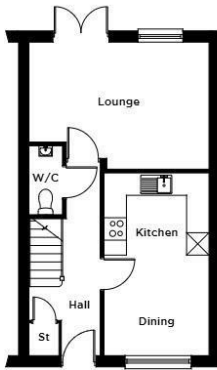
The ground floor offers a welcoming entrance hall leading to a bright kitchen diner at the front, perfect for everyday family life and entertaining. To the rear, a generous lounge opens out to the garden, creating a relaxed and sociable space. A convenient downstairs WC completes the ground floor.

On the first floor, you'll find three well-proportioned bedrooms, a contemporary family bathroom, and a thoughtfully designed landing area with space that could easily double as a home office or reading nook.

The top floor is dedicated to an impressive master suite, featuring a spacious bedroom, luxurious en-suite, and built-in wardrobes, offering a true private retreat.

Externally, the property benefits from allocated parking and is finished to McDermott Homes' high standards with quality materials, integrated storage, and energy-efficient features throughout.

THE HENLEY
4 Bedroom Mews Home



GROUND FLOOR

| | | |
|------------------|---------------|---------------|
| LOUNGE | 4.77m x 3.37m | 15'8" x 11'1" |
| KITCHEN / DINING | 2.78m x 4.86m | 9'2" x 15'11" |
| W/C | 0.87m x 1.85m | 2'10" x 6'1" |

FIRST FLOOR

| | | |
|-----------|---------------|--------------|
| BEDROOM 2 | 2.77m x 3.15m | 9'1" x 10'4" |
| BEDROOM 3 | 2.79m x 2.97m | 9'2" x 9'9" |
| BEDROOM 4 | 1.93m x 3.15m | 6'4" x 10'4" |
| COMPUTER | 1.93m x 1.33m | 6'4" x 4'4" |
| BATH | 1.70m x 2.08m | 5'7" x 6'10" |

SECOND FLOOR

| | | |
|-----------|---------------|----------------|
| BEDROOM 1 | 3.72m x 3.90m | 12'2" x 12'10" |
| EN-SUITE | 1.86m x 1.87m | 6'1" x 6'2" |
| DRESSING | 1.82m x 1.87m | 6'0" x 6'2" |

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