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Poplar Way, Barrow, Ribble Valley BB7
£475,000



Set on a generous corner plot within the sought-after village of Barrow, Poplar Way is an immaculate and beautifully presented four-bedroom detached home, offering spacious and versatile living accommodation finished to an exceptional standard throughout. Built in 2020 by Redrow Homes and boasting high ceilings, private aspects, and a true show-home finish, the property combines modern comfort with thoughtful design, complemented by a detached garage, extensive off-road parking, and landscaped gardens to both the front and rear.

Approached via a wide tarmac driveway providing off-road parking for up to four vehicles, as well as an EV charging point, the property enjoys excellent kerb appeal, with a paved and lawned front garden framed by mature planting beds and low laurel borders. The driveway leads to the detached single garage, fitted with an up-and-over door, lighting, power, and a side access door opening directly onto the rear decking area. Fenced and gated access leads securely around to the rear of the property.

Stepping inside, the welcoming entrance hall immediately impresses with its sense of space and light, enhanced by the high ceiling. Stairs rise to the first floor with useful understairs storage, while a neatly appointed two-piece ground-floor cloakroom sits conveniently off the hall. The elegant lounge is a standout feature, enjoying a triple aspect and stretching the full length of the house, creating a bright and airy yet cosy living space. An inset electric fire with a white granite surround forms an attractive focal point, while large windows allow natural light to flood in from multiple directions.

To the rear lies the superb open-plan kitchen, dining, and snug area - a versatile and sociable space designed for modern family living and entertaining. The kitchen is fitted with a comprehensive range of base and eye-level units topped with complementary work surfaces and incorporates a suite of integrated AEG appliances, including an induction hob with extractor over, double oven, dishwasher, and fridge/freezer. A pantry cupboard and stainless steel dual-bowl sink add further practicality, while French doors open directly onto the garden, creating a seamless indoor-outdoor connection and ample space for both dining and relaxed seating.

Adjoining the kitchen is a well-equipped utility room, fitted with additional base units and worktops, plumbing for a washing machine and tumble dryer, a wall-mounted Vaillant boiler, sink, and an external side door providing further access to the garden.

To the first floor, the landing provides access to an airing cupboard and loft hatch, leading to four well-proportioned double bedrooms, all benefiting from hipped ceilings that enhance the sense of space. The contemporary family bathroom, serving bedrooms two, three, and four, is finished with tiled flooring and half-height tiled walls and comprises a panelled bath with overhead mains shower and screen, dual-flush WC, and vanity wash basin. Two of the bedrooms feature fitted wardrobes, while the principal bedroom enjoys a stylish three-piece en-suite shower room, tiled to match the family bathroom and fitted with a shower cubicle and screen, dual-flush WC, and vanity wash basin.

Externally, the private rear garden is thoughtfully landscaped and enjoys a pleasant degree of seclusion, bordered by established laurel hedging. The garden offers a York stone patio, composite decked seating area, and lawn, along with a practical lean-to timber shed. A side door provides direct access to the alarmed garage, while fenced and gated access leads back to the front of the property.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. Annual service charge approx £160.

Energy Performance Rating

B (84).

Council Tax

Band E.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

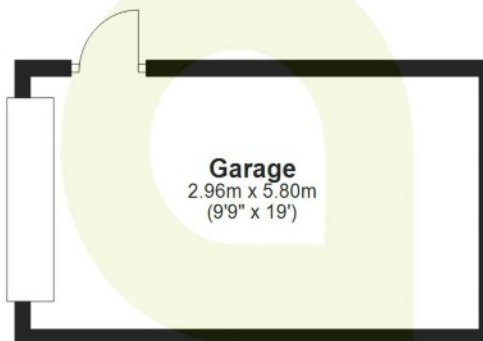
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Main area: approx. 64.1 sq. metres (690.2 sq. feet)
Plus garages, approx. 17.2 sq. metres (184.8 sq. feet)



First Floor

Approx. 76.5 sq. metres (823.4 sq. feet)



Main area: Approx. 140.6 sq. metres (1513.6 sq. feet)

Plus garages, approx. 17.2 sq. metres (184.8 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





