









BB9 6QE

## Linden Close, Barrowford

### Offers In The Region Of £459,950

- Detached family home in a quiet Barrowford cul-de-sac
- Spacious layout with two reception rooms
- Four well-proportioned bedrooms including master suite
- Modern breakfast kitchen with garden views
- Beautifully landscaped multi-level rear garden
- Driveway parking and integral garage

Nestled within a quiet and highly desirable cul-de-sac in Barrowford, this spacious four-bedroom detached home offers an excellent layout perfectly suited to modern family living. The property features two generous reception rooms, a stylish breakfast kitchen, a practical utility room and WC, along with a bright first-floor landing leading to well-proportioned bedrooms, including a superb master suite with dressing area and en-suite shower room. Externally, the home enjoys driveway parking, an integral garage, and an impressive landscaped rear garden arranged over multiple levels, providing several seating areas and a wonderful sense of privacy. With its versatile accommodation, attractive setting and close proximity to Barrowford's amenities, schools and transport links, this is a fantastic opportunity to acquire a well-maintained family home in one of the area's most sought-after locations.













## Lancashire

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**GROUND FLOOR****ENTRANCE PORCH****HALLWAY**

A spacious and welcoming hallway featuring wood-effect flooring, a staircase leading to the first floor and access to the main ground-floor rooms. The area offers ample space for furnishings and décor, creating an inviting entrance to the home.

**LIVING ROOM / DINING AREA 27'9" x 12'4" (8.48m x 3.78m)**

This spacious full-length reception room enjoys a large picture window to the front and French doors to the rear, filling the space with natural light. The living area offers ample room for comfortable seating and features a central fireplace, while the dining area provides an ideal setting for family meals or entertaining, with direct access to the beautifully landscaped rear garden.

**STUDY / OFFICE 17'4" x 8'2" (5.29m x 2.51m)**

A versatile and generously sized room ideal for use as a home office, study or hobby space, featuring a large front-facing window that provides excellent natural light. The room offers ample space for desks, storage and additional furnishings, making it perfect for those working from home or requiring a dedicated workspace.

**BREAKFAST KITCHEN 13'10" x 14'4" (4.23m x 4.38m)**

This modern and spacious breakfast kitchen features sleek high-gloss units, granite work surfaces, and a central island with seating, creating an ideal hub for family living. A bank of integrated appliances offers excellent practicality, while the expansive picture window frames attractive views of the tiered rear garden. The room is finished with stylish tiled flooring, inset lighting, and access through to the utility and dining areas.

**UTILITY ROOM 6'0" x 8'8" (1.85m x 2.66m)**

A practical and well-equipped utility room offering additional worktop space and ample storage through a range of wall and base units,

with plumbing for laundry appliances. A side window provides natural light, and an external door gives convenient access to the rear garden.

**GROUND FLOOR WC 4'2" x 2'9" (1.28m x 0.84m)**

A handy ground floor wc. with a hand wash basin. Accessed off the kitchen.

**GARAGE 19'9" x 8'9" (6.03m x 2.69m)**

With an electrically operated 'up and over' garage door. A useful space with access through from the utility / kitchen

**FIRST FLOOR / LANDING**

A bright and spacious landing featuring built-in storage and a large window that fills the space with natural light. The area provides access to all first-floor bedrooms and the family bathroom, while offering additional room for seating or display furniture.

**BEDROOM ONE 15'1" x 18'5" (4.60m x 5.63m)**

A generous rear-facing double bedroom offering excellent floor space and lovely views over the garden. The room includes a dedicated dressing area with fitted wardrobes and leads through to a private en-suite shower room, making it a superb and practical principal suite.

**ENSUITE SHOWER ROOM 6'0" x 8'10" (1.83m x 2.70m)**

A beautifully appointed en-suite featuring a large walk-in shower with rainfall head, modern wall-mounted WC, and a sleek vanity unit with storage. Finished with contemporary marble-effect tiling, black fixtures, and a front-facing window, the space offers a luxurious and stylish feel.

**BEDROOM TWO 12'4" x 13'1" (3.78m x 3.99m)**

A spacious front-facing double bedroom offering excellent versatility, with ample room for furnishings and potential for built-in storage. The large window allows plenty of natural light, making it an ideal guest room, teenager's room, or home office.

**BEDROOM THREE 9'3" x 13'1" (2.84m x 4.01m)**

A bright and well-presented rear-facing double bedroom enjoying pleasant garden views. The room offers generous proportions, space for a range of bedroom furniture, and a calm, modern décor that makes it ideal as a guest room or comfortable family bedroom.

**BEDROOM FOUR 10'0" x 8'5" (3.07m x 2.57m)**

A well-proportioned front-facing bedroom currently used as a single, featuring built-in storage and space for additional furniture. Bright and inviting, it offers versatility for use as a child's room, guest room, or home office.

**BATHROOM 5'4" x 8'3" (1.65m x 2.54m)**

This stylish and contemporary bathroom features a sleek three-piece suite with a wall-mounted WC, vanity unit with storage, and a bath with rainfall shower over. Large-format marble-effect tiling, inset shelving, and modern black fixtures create a luxurious finish, complemented by a rear-facing window for natural light.

**360 DEGREE VIRTUAL TOUR**

<https://tour.giraffe360.com/linden-close-bford>

**LOCATION**

Situated in a quiet and highly sought-after cul-de-sac in the heart of Barrowford, this property enjoys close proximity to an excellent range of local amenities, including boutique shops, cafés, restaurants, and reputable primary and secondary schools. The area is well connected, with easy access to transport links, the M65 motorway, and scenic countryside walks along Pendle Water and surrounding green spaces. A perfect setting for families seeking both convenience and a peaceful village lifestyle.

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## OUTSIDE

The property benefits from a generous frontage with driveway parking for multiple vehicles and access to the integral garage. To the rear is a beautifully landscaped, tiered garden featuring paved seating areas, mature planting, lawned sections, and a high degree of privacy—an ideal outdoor space for relaxing and entertaining.





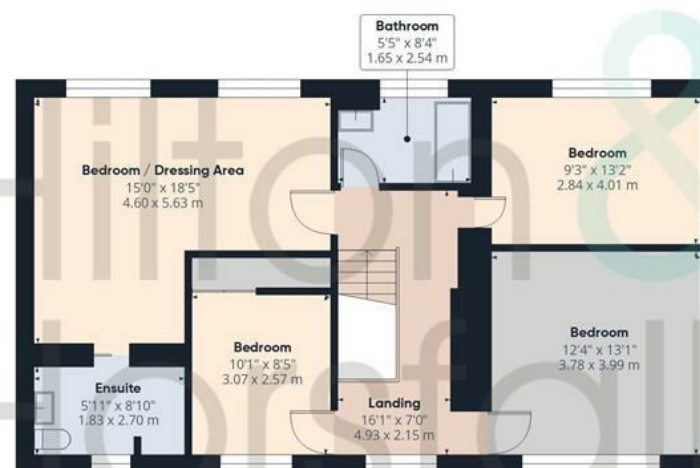


Ground Floor

Approximate total area<sup>(1)</sup>

1902 ft<sup>2</sup>

176.6 m<sup>2</sup>



Floor 1

(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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