Hilton & Horsfall

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BB9 8TB

Deepdale Green, Barrowford
Offers In The Region Of £345,000

• Three bedroom detached home • Sought-after Wheatley Springs development • Quiet cul-de-sac position • Converted garage creating additional reception room / office • Modern dining kitchen with French doors to the rear garden • Recently fitted UPVC double glazing throughout • No chain

'NO CHAIN'. A superb opportunity to acquire this well-presented three bedroom detached home, situated on a quiet cul-de-sac within the highly sought-after Wheatley Springs development in Barrowford. This desirable location is particularly popular with families, being within catchment for the outstanding St Thomas C of E Primary School, whilst also offering excellent access to local amenities, transport links, and scenic countryside.The property offers spacious and versatile living accommodation throughout, briefly comprising a welcoming entrance hallway, a generous living room, and a modern dining kitchen with French doors leading out to the rear garden. A converted garage provides a valuable additional reception room currently used as a home office, alongside a useful utility room and ground floor WC. To the first floor are three well-proportioned bedrooms, including a main bedroom with ensuite, and a family bathroom. Externally, the property benefits from a driveway to the front and a low-maintenance garden to the rear, making it an ideal home for modern family living.

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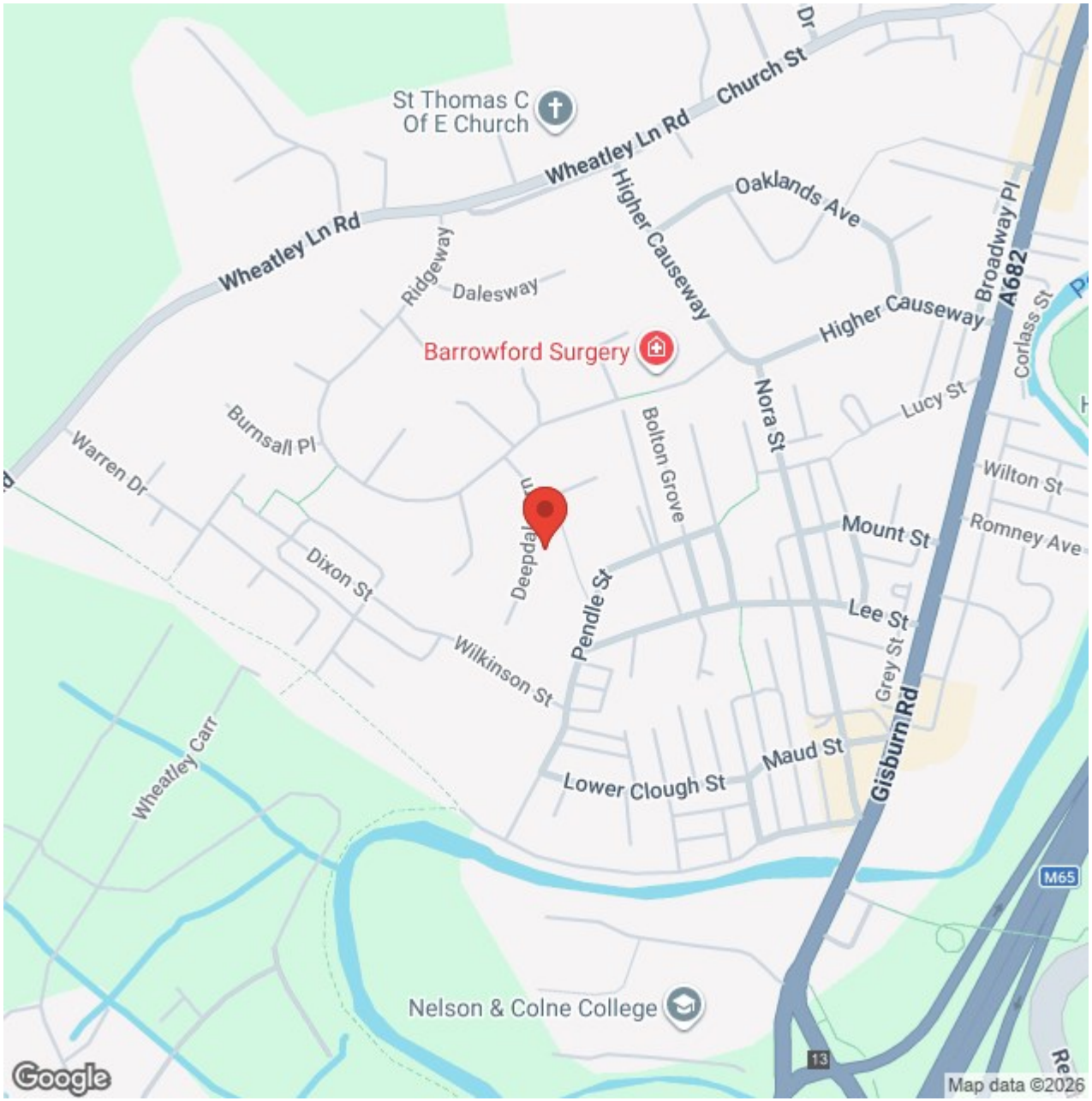
St Thomas C
Of E Church
Wheatley Ln Rd
Church St
Wheatley Ln Rd
Ridgeway
Dalesway
Higher Causeway
Oaklands Ave
Broadway Pl
A682
Higher Causeway
Corlass St
Barrowford Surgery
Nora St
Lucy St
Bolton Grove
Burnsall Pl
Warren Dr
Wilton St
Mount St
Romney Ave
Deepdale
Dixon St
Pendle St
Lee St
Wilkinson St
Grey St
Gisburn Rd
Wheatley Carr
Maud St
Lower Clough St
M65
Nelson & Colne College
13
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Blacko
Higherford
Roughlee
Colne
WHEATLEY LANE
Fence
Nelson
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Lancashire

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GROUND FLOOR

ENTRANCE

STUDY 9'9" x 8'6" (2.98m x 2.61m)
A versatile and well-presented room located to the front of the property, currently utilised as a home office. Originally forming part of the garage, this space has been thoughtfully converted to create a practical additional reception room, ideal for those working from home. The room benefits from a large front-facing window allowing for plenty of natural light, along with ample space for office furniture and storage, and could also lend itself to alternative uses such as a playroom, snug, or ground floor bedroom if required.

LIVING ROOM 15'4" x 12'9" (4.69m x 3.89m)
A spacious and beautifully presented living room offering ample space for furniture, centred around an attractive feature fireplace which creates a warm and inviting focal point. The room benefits from a large window allowing in plenty of natural light, along with neutral décor and double doors providing access through to the dining kitchen, making it ideal for both relaxing and entertaining.

DINING KITCHEN 9'0" x 21'8" (2.75m x 6.62m)
A spacious and well-appointed dining kitchen fitted with a range of matching wall and base units, complemented by wood-effect work surfaces and tiled splashbacks. The room offers ample space for a dining table, making it ideal for family living and entertaining, with French doors providing direct access out to the rear garden. Benefiting from integrated appliances, plenty of storage, and recessed ceiling lighting, this bright and airy space forms the heart of the home.

UTILITY ROOM 7'0" x 8'5" (2.15m x 2.59m)
A useful addition to the home, the utility room is fitted with work surfaces, a sink, and space for appliances, providing practical separation from the main kitchen. The room also benefits from a door leading out to the side of the property, along with internal access to the ground floor WC, making it both functional and convenient for everyday use.

GROUND FLOOR WC 3'8" x 4'0" (1.12m x 1.22m)
A convenient ground floor WC fitted with a low-level toilet and wash hand basin, finished with neutral décor and ideal for guests and everyday use.

FIRST FLOOR / LANDING

BEDROOM ONE 9'4" x 12'2" (2.86m x 3.73m)
A spacious double bedroom located to the rear of the property, offering a peaceful outlook and plenty of natural light through a large window. The room benefits from fitted wardrobe storage and provides ample space for bedroom furniture, along with access through to a private ensuite, making it a comfortable and practical main bedroom.

SHOWER ROOM 5'9" x 5'5" (1.77m x 1.67m)
A well-appointed ensuite fitted with a three-piece suite comprising a walk-in shower enclosure, low-level WC, and wash hand basin. The room is fully tiled and benefits from a frosted window allowing for natural light while maintaining privacy.

BEDROOM TWO 8'9" x 11'8" (2.69m x 3.58m)
A well-proportioned bedroom positioned to the front of the property, benefiting from a large window allowing for plenty of natural light. The room offers space for bedroom furniture and is ideal as a child's bedroom, guest room, or additional home office if required.

BEDROOM THREE 8'9" x 9'8" (2.67m x 2.95m)
A well-presented bedroom positioned to the front of the property, featuring a window allowing for plenty of natural light. The room offers space for fitted wardrobes and additional furniture, making it ideal as a bedroom, nursery, or home office.

BATHROOM 8'11" x 7'2" (2.74m x 2.20m)
A well-proportioned family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC, and wash hand basin. The room is part tiled and benefits from a frosted window to the rear allowing for natural light, along with an airing cupboard providing useful storage.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/deepdale-green-bford

LOCATION
Situated within a quiet cul-de-sac on the highly desirable Wheatley Springs development in Barrowford, this property enjoys a prime position in a popular residential area. Barrowford village is within close proximity, offering a range of boutique shops, cafés, restaurants, and everyday amenities, along with excellent transport links via the nearby M65 motorway. The property falls within the catchment area for the highly regarded St Thomas C of E Primary School, which is Ofsted rated Outstanding, making it an ideal choice for families. The surrounding area also offers beautiful countryside walks, including Pendle Hill, providing the perfect balance between village life and outdoor living.

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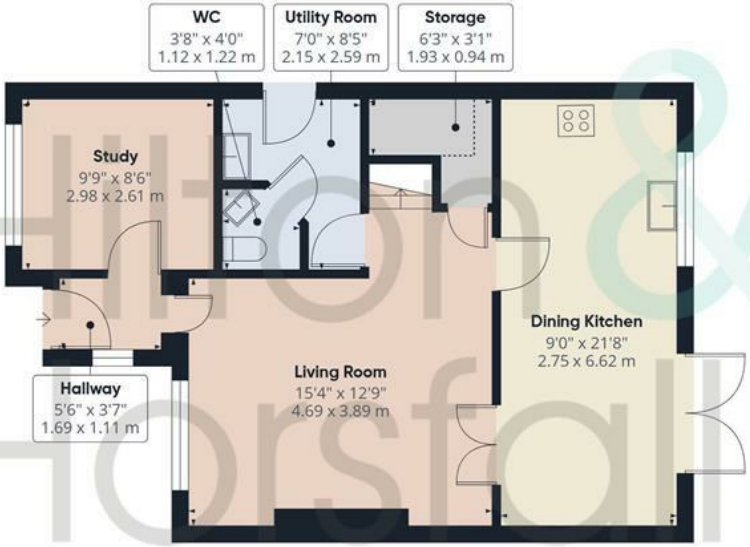
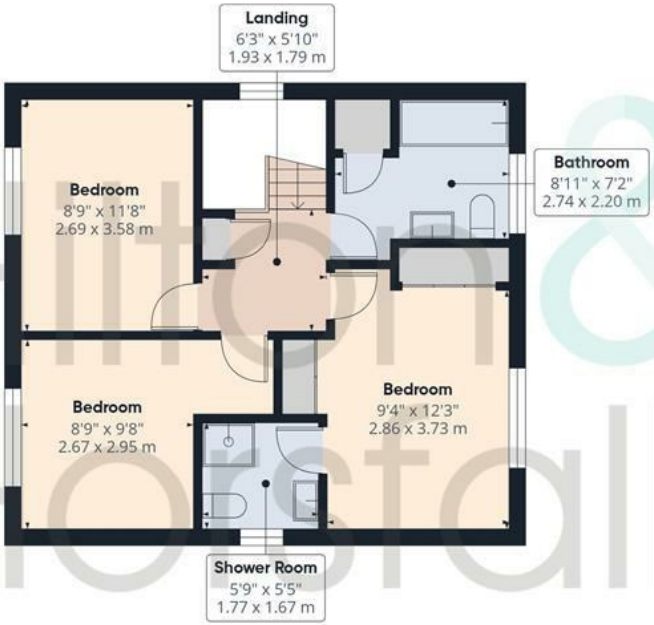
OUTSIDE

Externally to the front is a driveway providing off-road parking along with a small lawned garden and pathway leading to the entrance. To the rear is a low-maintenance garden offering a patio seating area and lawn, ideal for outdoor relaxation, all enclosed with fencing providing a good degree of privacy.



Ground Floor



Floor 1

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Approximate total area(1)

1095 ft²

101.9 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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