

Hilton &
Horsfall



Hilton &
Horsfall

BB9 6AS

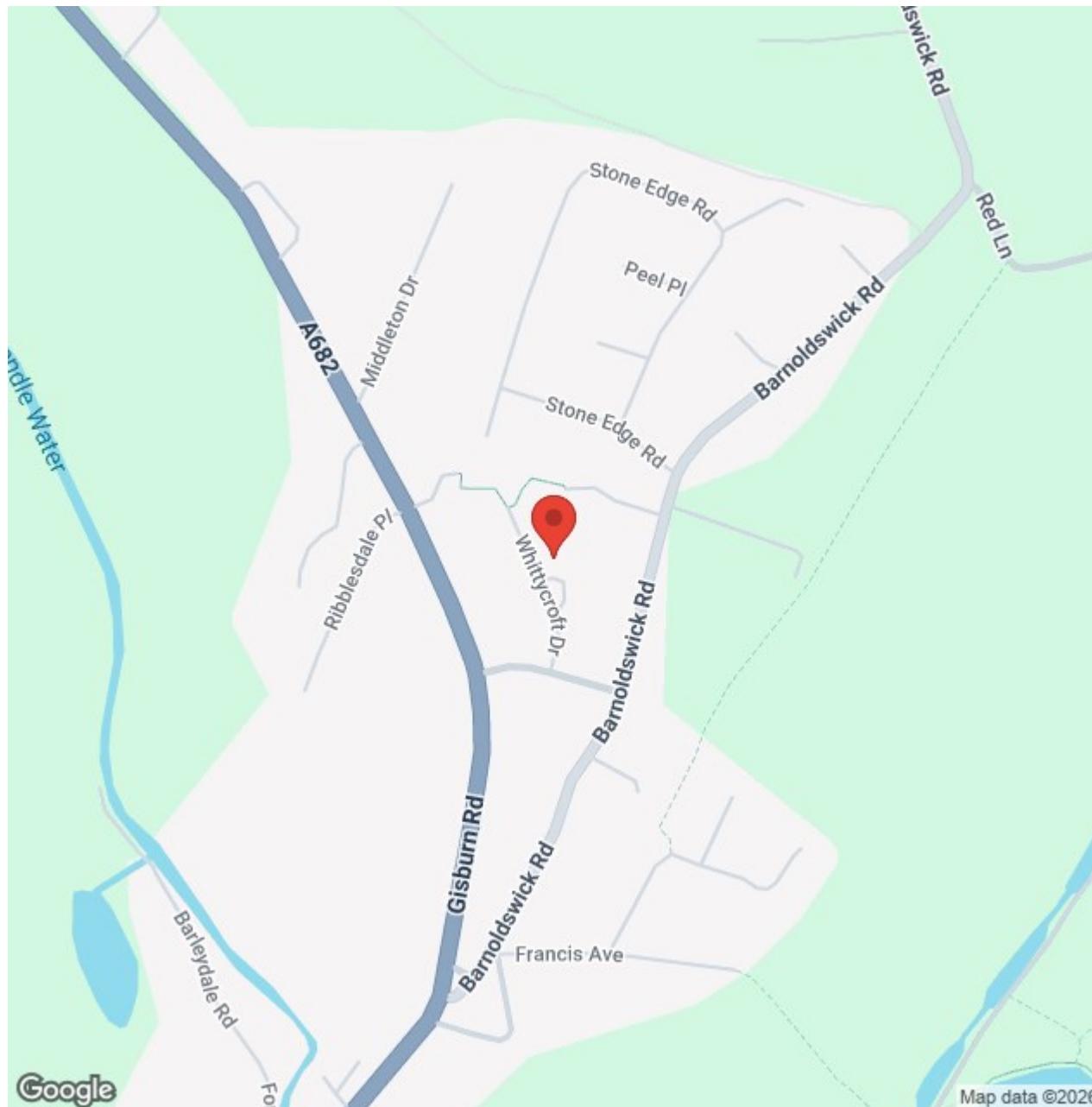
Whittycroft Drive, Barrowford

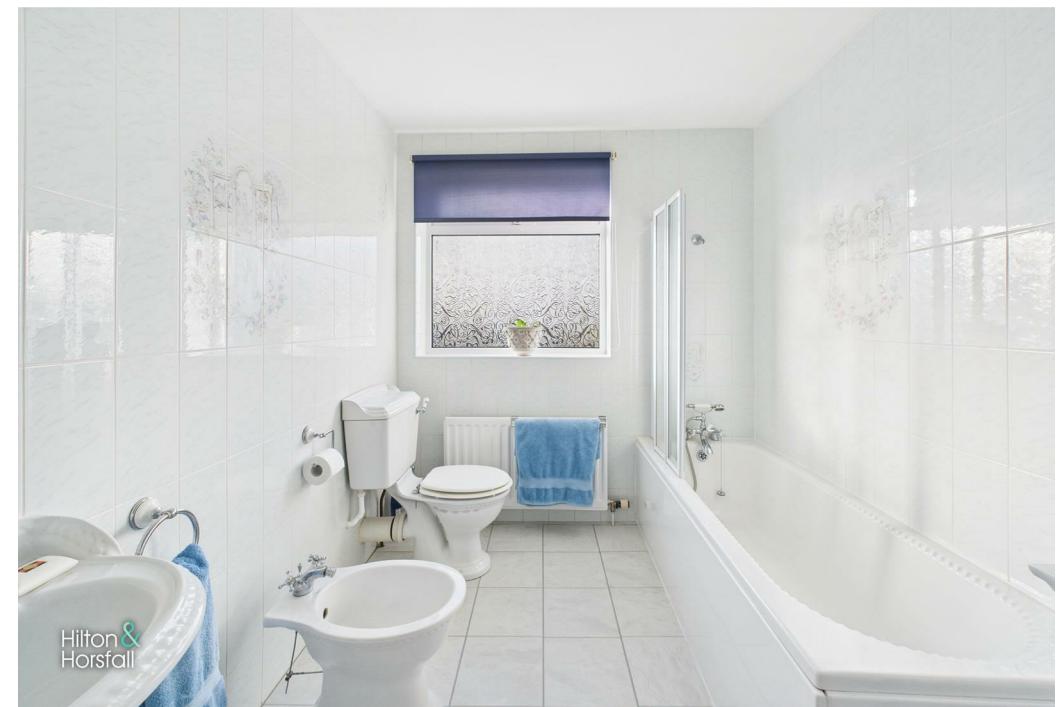
Offers In The Region Of £425,000

- Four-bedroom detached family home
- Open-plan dining kitchen with adjoining sitting area
- Principal bedroom with en-suite shower room
- Cul-de-sac position with driveway, garage and EV charging point
- Enclosed rear garden ideal for family use and entertaining
- Modern Worcester combination boiler installed approx. two years ago and serviced annually

This spacious and well-maintained family home offers versatile accommodation arranged over two floors, presented in a neutral and well-cared-for condition throughout. The ground floor comprises a welcoming entrance hallway with ground floor WC, a generous living room ideal for relaxing and entertaining, and a modern open-plan kitchen with adjoining dining and sitting area, creating a sociable heart of the home with plenty of natural light and direct access to the garden. To the first floor, the property boasts four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom and additional storage. The home is well suited to families or those seeking flexible living space, with a practical layout, good room sizes throughout, and a pleasant outlook from many rooms, all complemented by a convenient location and a layout that works equally well for everyday living and entertaining.







Lancashire

This spacious and well-maintained family home offers versatile accommodation arranged over two floors, presented in a neutral and well-cared-for condition throughout. The ground floor comprises a welcoming entrance hallway with ground floor WC, a generous living room ideal for relaxing and entertaining, and a modern open-plan kitchen with adjoining dining and sitting area, creating a sociable heart of the home with plenty of natural light and direct access to the garden. To the first floor, the property boasts four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom and additional storage. The home is well suited to families or those seeking flexible living space, with a practical layout, good room sizes throughout, and a pleasant outlook from many rooms, all complemented by a convenient location and a layout that works equally well for everyday living and entertaining.

GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

The welcoming entrance hallway sets the tone for the home, featuring attractive dark wood-effect flooring, tasteful décor, and a sense of space and light, with access to the principal ground floor rooms, a useful ground floor WC, and a staircase rising to the first floor, creating a practical yet elegant central hub to the property.

GROUND FLOOR WC 3'11" x 4'11" (1.21m x 1.52m)

A useful ground floor cloakroom accessed off the entrance hall, fitted with a low-level WC and wash basin, finished with part tiled walls and benefitting from a frosted window providing natural light and ventilation.

LIVING ROOM 24'9" x 12'4" (7.55m x 3.76m)

A generously proportioned and well-presented living room offering an excellent sense of space and comfort, featuring neutral décor, coving, and a large window allowing plenty of natural light to fill the room, complemented by a decorative fireplace with surround creating an attractive focal point, and providing ample space for a full suite of living room furniture, making it an ideal room for relaxing or entertaining.

KITCHEN 9'3" x 19'3" (2.84m x 5.89m)

A bright and spacious open-plan dining kitchen designed for modern family living, fitted with a range of sleek white wall and base units with contrasting work surfaces and tiled splashbacks, incorporating a gas hob with extractor, eye-level oven, sink with mixer tap beneath a window overlooking the garden, and space for additional appliances, while the layout flows seamlessly into a generous dining area and comfortable sitting space, ideal for everyday living and entertaining, with excellent natural light throughout and a rear door providing direct access out to the garden.

DINING AREA / SITTING ROOM 6'6" x 9'8" (2.00m x 2.95m)

Open to the kitchen, this versatile dining area flows effortlessly into a comfortable sitting room, creating a sociable and flexible space ideal for family life, with ample room for a dining table and chairs alongside a relaxed seating area, finished with wood-effect flooring, neutral décor, useful built-in storage and shelving, and enjoying plenty of natural light from the rear with views over the garden, making it a perfect spot for everyday living, entertaining, or a cosy snug.

FIRST FLOOR / LANDING

BEDROOM ONE 14'8" x 10'4" (4.48m x 3.15m)

A spacious and well-presented principal bedroom positioned to the rear of the property, enjoying a pleasant outlook and plenty of natural light, offering ample space for a double bed and additional bedroom furniture, complemented by fitted mirrored wardrobes providing excellent storage, neutral décor, and direct access through to a private en-suite, making this a comfortable and well-appointed main bedroom.

ENSUITE SHOWER ROOM 4'10" x 10'5" (1.49m x 3.18m)

A well-appointed en-suite shower room fitted with a modern three-piece suite comprising a walk-in shower enclosure, pedestal wash basin and low-level WC, finished with neutral tiling, a panelled ceiling, and useful built-in storage, providing a bright, practical and private facility serving the principal bedroom.

BEDROOM TWO 10'4" x 8'8" (3.15m x 2.66m)

A well-proportioned bedroom positioned to the front of the property, enjoying plenty of natural light and offering space for a double bed along with additional bedroom furniture, making it an ideal guest bedroom, child's room, or versatile home office, finished in neutral tones and benefitting from a pleasant outlook.

BEDROOM THREE 8'9" x 12'3" (2.69m x 3.75m)

A further well-proportioned bedroom positioned to the rear of the property, enjoying a pleasant outlook and good natural light, offering space for a double bed and bedroom furniture, and benefitting from a built-in cupboard housing the combination boiler, making it a practical and versatile room suitable for use as a bedroom, home office, or nursery.

BEDROOM FOUR 11'10" x 9'1" (3.62m x 2.77m)

A further bedroom positioned to the side of the property, enjoying natural light and offering flexible accommodation with space for a single bed and bedroom furniture, making it ideal for use as a child's bedroom, nursery, study, or home office, and finished in neutral décor.

BATHROOM 8'9" x 6'11" (2.67m x 2.11m)

A spacious family bathroom fitted with a four-piece suite comprising a panelled bath with shower attachment and screen, wash basin, low-level WC and bidet, finished with tiled walls and flooring, and benefitting from a frosted window providing natural light and ventilation.

GARAGE 17'10" x 9'3" (5.46m x 2.82m)

The garage is fitted with an up-and-over door and provides secure parking or excellent storage space, further benefiting from power, lighting, and a useful water tap.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/whittycroft-dr-barrowford>

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



Hilton & Horsfall



OUTSIDE

Externally, the property occupies a pleasant cul-de-sac position and is approached via a driveway providing off-road parking and access to the garage, which also benefits from an EV charging point. To the rear is a well-maintained and enclosed garden offering a good degree of privacy, laid mainly to lawn with a patio seating area ideal for outdoor dining and entertaining, making it a perfect space for families and those who enjoy spending time outdoors.



Approximate total area⁽¹⁾

1481 ft²

137.7 m²

Reduced headroom

10 ft²

1 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.





Hilton & Horsfall



Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282 560024)