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PRESTIGE

# Middleton House, Middleton Drive, Barrowford

OFFERS IN THE REGION OF £850,000


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# Middleton Drive, Barrowford

OFFERS IN THE REGION OF £850,000

- Set Within Approximately 0.73 Acres of Grounds
- Spacious and Versatile Split-Level Accommodation
- Impressive Four Bedroom Detached Residence
- Generous Living and Entertaining Spaces
- Lower Ground Floor Games Room and Sitting Room / Study
- Extensive Driveway Parking and Detached Double Garage
- Highly Desirable Barrowford Location
- Offered For Sale With No Onward Chain

Occupying a generous plot extending to approximately 0.73 acres, Middleton House is an impressive four-bedroom detached residence situated in a desirable residential setting in the sought-after village of Barrowford. Surrounded by extensive, established gardens with sweeping lawns, mature trees and attractive planting, the property offers a wonderful sense of space and privacy. A substantial driveway provides ample off-road parking and leads to a detached double garage. The accommodation is arranged over two levels, offering generous proportions and a versatile layout suited to a variety of family requirements. The lower ground floor comprises an entrance hallway, WC, games room, useful storage areas and a spacious additional sitting room/study. The upper level provides an impressive living room, an extensive dining and sitting area, a fitted dining kitchen, utility room and further WC. Four bedrooms are positioned along the main hallway, complemented by a family bathroom and additional shower room facilities. Externally, the expansive gardens are a particularly appealing feature, providing extensive lawned areas, established borders and attractive seating terraces from which to enjoy the surroundings. Conveniently positioned for the amenities of Barrowford village and access to the M65 motorway network, Middleton House presents an excellent opportunity for purchasers seeking a substantial family home with generous grounds and considerable potential to personalise to their own tastes. Offered for sale with no onward chain, early viewing is recommended to fully appreciate the accommodation, setting and grounds.


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GROUND FLOOR
With a uPVC double glazed front door leading into:

ENTRANCE HALL
With marble flooring, inbuilt storage cupboard, 1x radiator, cloak cupboard, smoke detector, coving , open balustrade staircase leading up to to the first floor and a uPVC double glazed window to the front elevation.

GROUND FLOOR WC 0.99m x 1.69m (3'2" x 5'6")
A 2-piece suite comprising of: a Jacuzzi brand push button w.c, pedestal sink with a chrome mixer tap and a ceiling rose.

GAMES ROOM 4.39m x 5.39m (14'4" x 17'8")
A huge space currently utilised as a games room with 1x radiator, coving, access to the boiler room, a TV point and a telephone socket, a uPVC double glazed window to the side elevation and a uPVC double glazed sliding door leading into:

STUDY / SITTING ROOM 5.24m x 3.97m (17'2" x 13'0")
Currently utilised as a sitting room, this spacious room has a multitude of uses. With a gas fire set within a feature fireplace, 1x radiator, a TV point, a telephone socket, coving, ceiling rose, 2x uPVC double glazed windows to the rear elevation, a uPVC double glazed window to the side elevation and a uPVC double glazed patio door leading out to the front gardens.

UTILITY / BOILER ROOM 1.07m x 3.53m (3'6" x 11'6")
With access to the boiler, ideal for storage.

STORAGE 4.88m x 3.56m (16'0" x 11'8")

UPPER FLOOR

DINING ROOM
A spacious room which is perfect for hosting, with an open balustrade staircase leading down to the ground floor, 1x radiator, coving, ceiling rose, 2x uPVC double glazed windows to the front elevation over looking the front gardens and ample space for a dining table and chairs.

LIVING ROOM 4.40m x 7.27m (14'5" x 23'10")
A large family sized room with coving, ceiling rose, a double glazed window to the front elevation, a double glazed window to the side elevation, a double glazed window to the rear elevation offering open aspect views, television point and a telephone point.

DINING KITCHEN 3.99m x 3.51m (13'1" x 11'6")
Offering a range of fitted wall and base units, contrasting Corian work surface and sink, AGA, tiled splash backs, coving, recessed spot lights, partially panelled walls, telephone point, a chrome mixer tap, a chrome filtered water tap, integrated NEFF fridge, NEFF integrated dishwasher, ample space for a dining table and chairs, induction hob and a large uPVC double glazed window to the front elevation.

UTILITY ROOM 2.77m x 2.98m (9'1" x 9'9")
With plumbing for a washing machine, inbuilt storage cupboards, fitted wall and base units, integrated Gaggenau freezer, inset sink with a chrome mixer tap and a double glazed window to the front elevation.

UPPER FLOOR WC 1.42m x 0.90m (4'7" x 2'11")
With a Roca push button w.c and a frosted uPVC double glazed window to the front elevation.

BEDROOM ONE 3.66m x 3.54m (12'0" x 11'7")
A room of double proportions with fitted wardrobes, fitted drawers, 1x radiator, TV point, telephone point, ornate coving, ceiling rose, a large double glazed window to the rear elevation offering open aspect views and access through to:

EN-SUITE 1.58m x 3.48m (5'2" x 11'5")
A 4-piece Duravit bathroom suite comprising of: a walk-in shower cubicle with a rainfall shower head, pedestal sink with a chrome mixer tap, bidet, push button w.c, tiled flooring, fully tiled walls, underfloor heating, recessed spot lights, 1x radiator and a uPVC double glazed frosted glass window to the rear elevation.

INNER HALLWAY 8.94m x 0.94m (29'3" x 3'1")
With 1x radiator, coving, fitted storage cupboard, smoke detector, a uPVC double glazed window to the rear elevation and access to the loft hatch.

BEDROOM TWO 3.34m x 3.52m (10'11" x 11'6")
Another room of double proportions with coving, ceiling rose, 1x radiator, 2x wall lights, a uPVC double glazed window to the rear elevation, a uPVC double glazed window to the side elevation and ample space for a wardrobe and drawers.

BEDROOM THREE 2.78m x 3.53m (9'1" x 11'6")
A well proportioned room with 1x radiator, ample space for a wardrobe / drawers, coving, picture rail, ceiling rose, 1x radiator and a uPVC double glazed window to the rear elevation.

BEDROOM FOUR 2.67m x 3.52m (8'9" x 11'6")
Another well proportioned room with fitted wardrobes, fitted drawers, 1x radiator, coving, ceiling rose and a uPVC double glazed window to the rear elevation overlooking the rear gardens.

HOUSE BATHROOM 1.97m x 2.51m (6'5" x 8'2")
A contemporary 3-piece Duravit bathroom suite comprising of: a push button w.c, pedestal sink with a chrome mixer tap, panelled bath with an over head shower, tiled flooring, fully tiled walls, under floor heating, extractor fan, recessed spot lights, 1x chrome radiator and a uPVC double glazed frosted glass window to the side elevation.

DETACHED DOUBLE GARAGE 5.77m x 6.24m (18'11" x 20'5")
A large space which is perfect for storage / storing cars. With power, lighting, water supply, a uPVC door to the side elevation and 2 x 'up and over' electrically operated garage doors to the front.


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**Ground Floor** Building 1




**Floor 2** Building 1




**Ground Floor** Building 2

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**Approximate total area**(1)

2855 ft²

265.4 m²

**Reduced headroom**

36 ft²

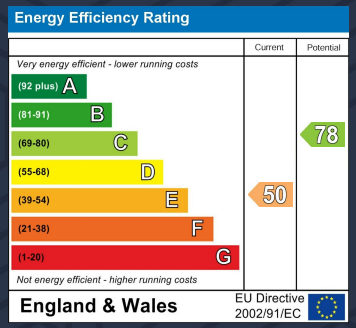
3.3 m²

(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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