Hilton & Horsfall

19
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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.

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BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024

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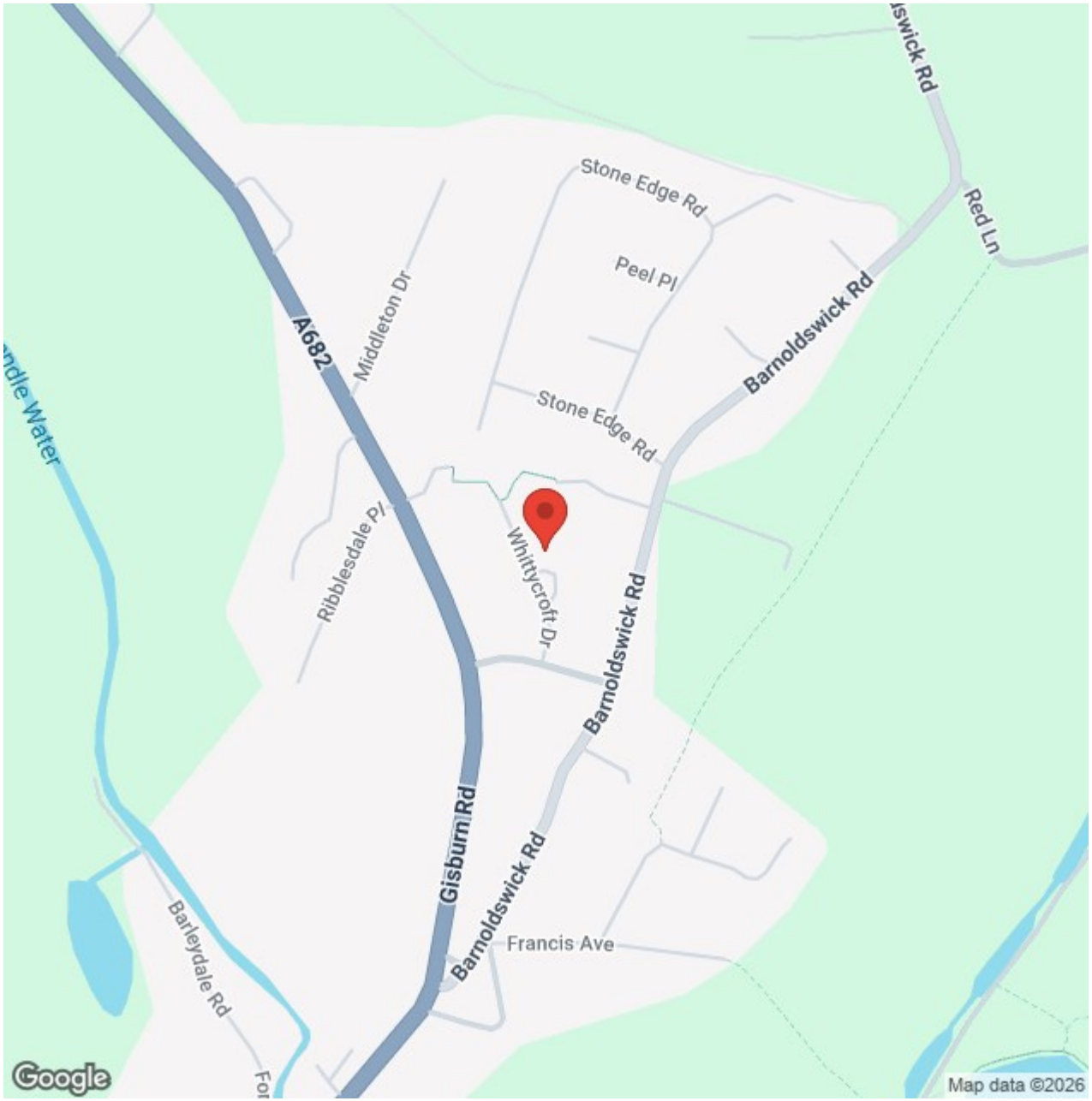
Stone Edge Rd
Peel Pl
Middleton Dr
A682
Barnoldswick Rd
Red Ln
Stone Edge Rd
Ribblesdale Pl
Whittycroft Dr
Barnoldswick Rd
Gisburn Rd
Barnoldswick Rd
Francis Ave
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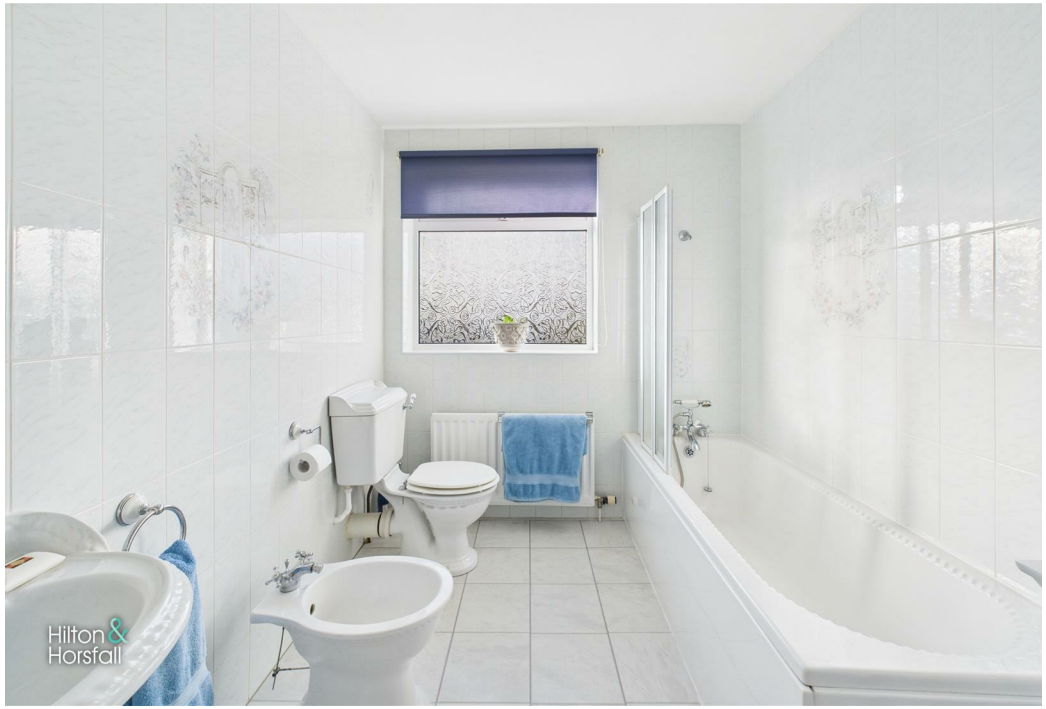
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Lancashire

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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.

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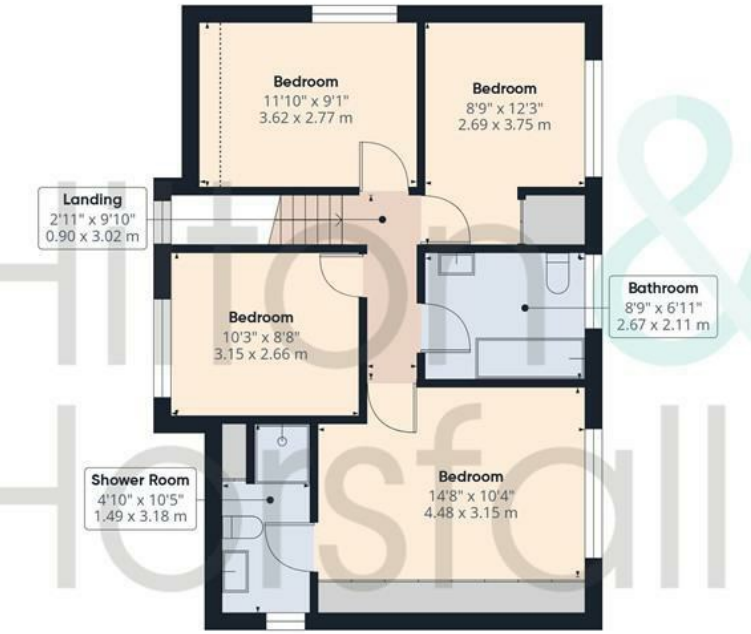
OUTSIDE

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.

Ground Floor



Floor 1

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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.

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75 Gisburn Road
Barrowford
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w. hilton-horsfall.co.uk
t. 01282 560024