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BB9 6DN

Victoria Gardens, Barrowford
Offers Over £475,000

• Immaculately presented four-bedroom detached family home • Highly desirable cul-de-sac position in Barrowford • Three versatile reception spaces including a bright garden room • Principal bedroom with fitted wardrobes and en-suite shower room • Integral double garage with generous driveway parking • Exceptional private rear gardens with a further enclosed second garden and no onward chain

An exceptional four-bedroom detached family home occupying a generous and highly private plot within a sought-after cul-de-sac in Barrowford. Presented to an immaculate standard throughout and offered to the market with no onward chain, this impressive property provides substantial and versatile accommodation including three reception spaces, a bright contemporary kitchen, garden room, utility room, ground floor WC and integral double garage. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a private en-suite shower room, alongside a stylish family shower room. Externally, the property really sets itself apart, with ample driveway parking to the front and exceptional gardens to the rear. A large lawned garden and patio immediately adjoin the house, while beyond lies a further separately enclosed lawned garden, creating an unusually generous and wonderfully private outdoor setting.

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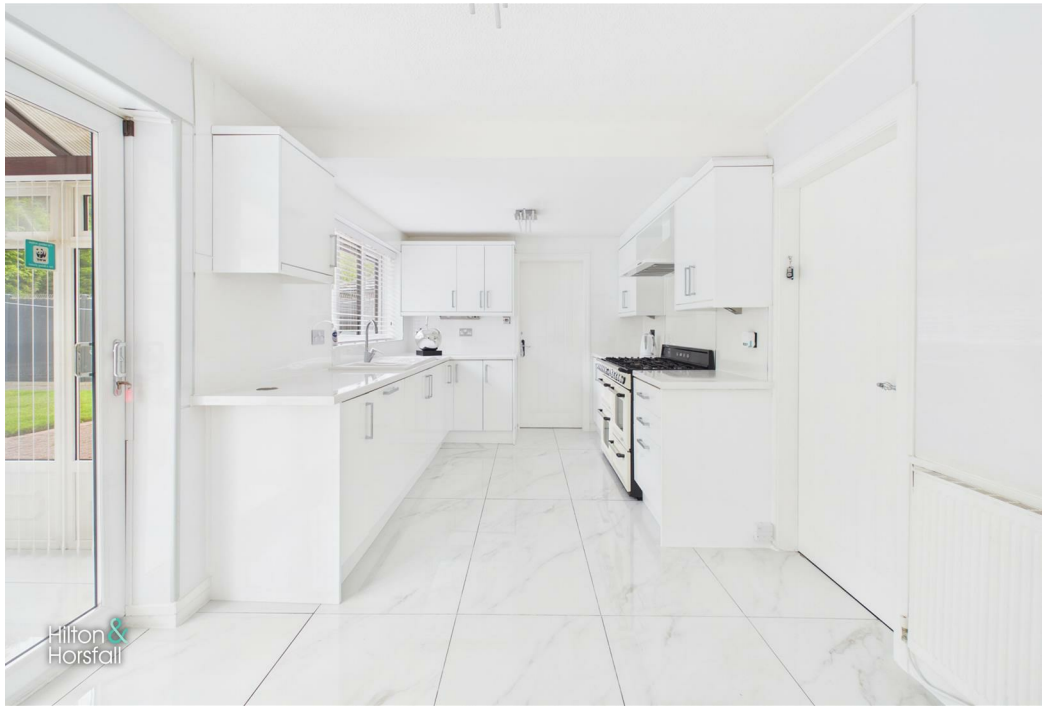
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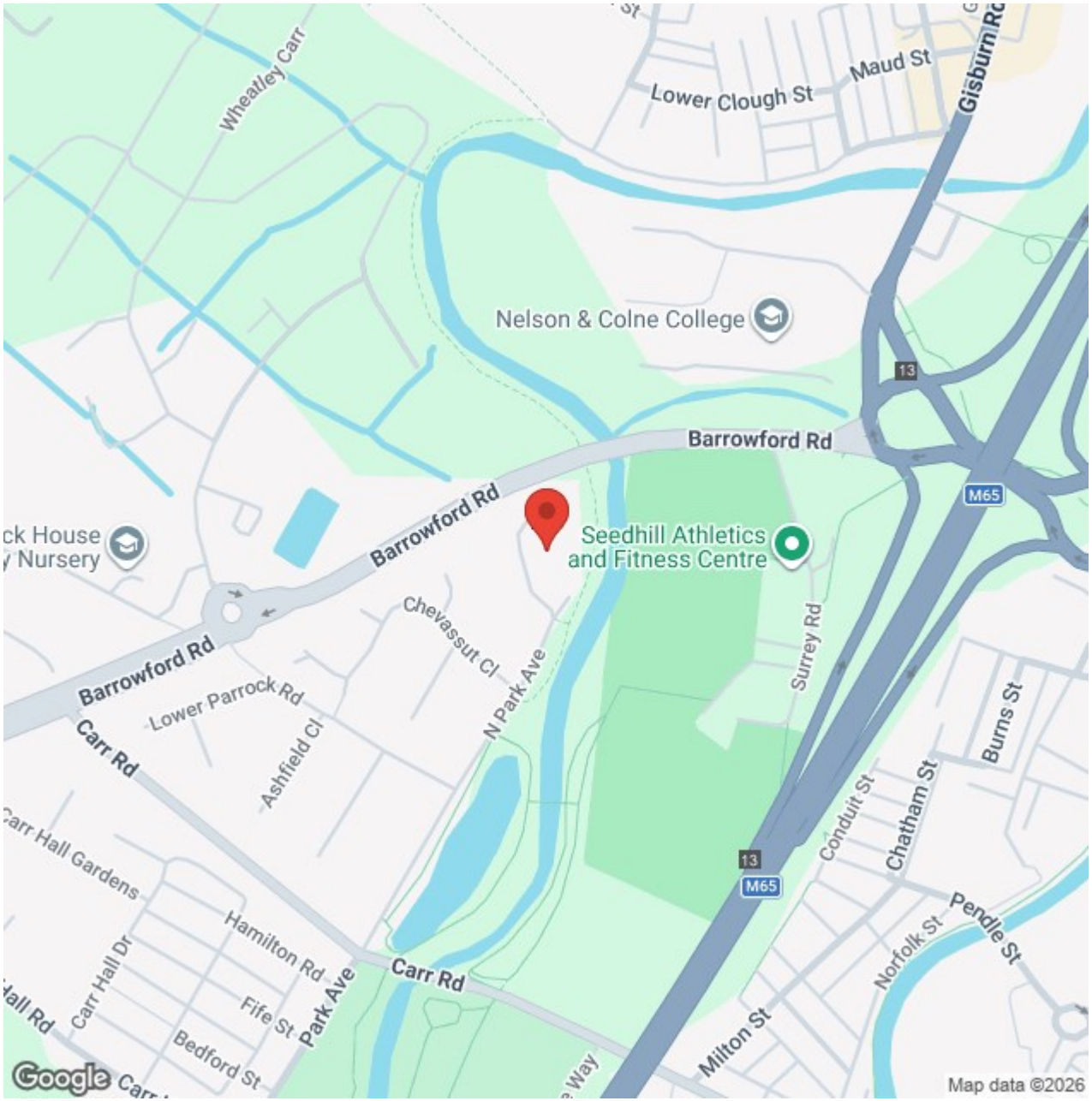
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Lower Clough St
Maud St
Gisburn Rd
Nelson & Colne College
13
Barrowford Rd
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Seedhill Athletics and Fitness Centre
Barrowford Rd
Barrowford Rd
Chevassut Cl
N Park Ave
Surrey Rd
Lower Parrock Rd
Ashfield Cl
Carr Rd
Burns St
Conduit St
Chatham St
Carr Hall Gardens
13
M65
Hamilton Rd
Carr Hall Dr
Fife St
Park Ave
Carr Rd
Norfolk St
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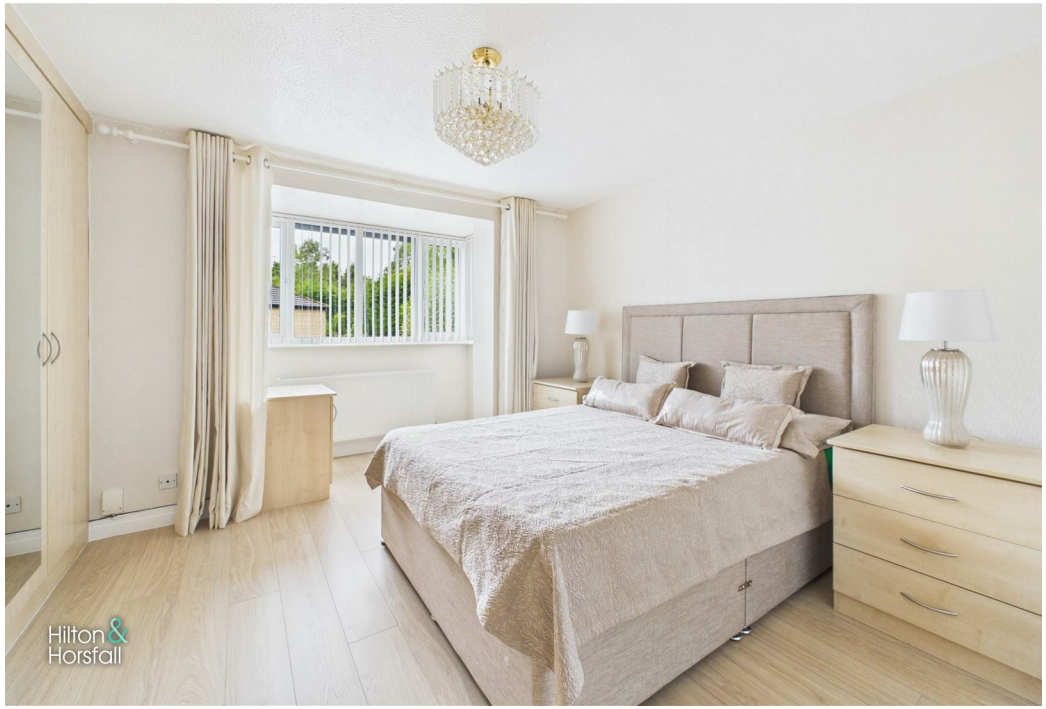
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Lancashire

An exceptional four-bedroom detached family home occupying a generous and highly private plot within a sought-after cul-de-sac in Barrowford. Presented to an immaculate standard throughout and offered to the market with no onward chain, this impressive property provides substantial and versatile accommodation including three reception spaces, a bright contemporary kitchen, garden room, utility room, ground floor WC and integral double garage. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a private en-suite shower room, alongside a stylish family shower room. Externally, the property really sets itself apart, with ample driveway parking to the front and exceptional gardens to the rear. A large lawned garden and patio immediately adjoin the house, while beyond lies a further separately enclosed lawned garden, creating an unusually generous and wonderfully private outdoor setting.

GROUND FLOOR

ENTRANCE HALLWAY
A bright and welcoming entrance hallway providing access to the principal ground floor accommodation. A staircase rises to the first floor with a traditional spindle balustrade, while the hallway is finished in light neutral tones and benefits from useful space beneath the stairs. A fitted stairlift is currently installed.

LIVING ROOM 13'4" x 13'7" (4.08m x 4.16m)
A generously proportioned main reception room, beautifully presented with neutral décor and excellent natural light from the front-facing bay window. A feature fireplace provides an attractive focal point, complemented by decorative coving, wall lights and a statement ceiling light. The room offers ample space for a range of lounge furniture and creates a bright, elegant setting for everyday living and entertaining.

SITTING ROOM 9'9" x 13'6" (2.99m x 4.12m)
A versatile second reception room positioned to the front of the property, ideal as a formal sitting room, snug or home office. The room enjoys plenty of natural light from the front-facing bay window and offers generous proportions for a range of furniture, finished with neutral décor and decorative coving.

DINING ROOM 13'5" x 9'1" (4.10m x 2.79m)
A well-proportioned dining room positioned to the rear of the property, providing ample space for a family dining table and accompanying furniture. French doors allow plenty of natural light into the room and open directly onto the patio and impressive rear garden, creating an excellent space for dining and entertaining.

DINING KITCHEN 17'10" x 8'11" (5.46m x 2.74m)
A spacious and immaculately presented kitchen fitted with a comprehensive range of contemporary white wall and base units, complemented by light work surfaces and a bright tiled floor. The kitchen incorporates a substantial SMEG range-style cooker with extractor above and offers excellent preparation and storage space. A useful utility room is positioned beyond the kitchen, which in turn provides direct access into the integral garage.

GARDEN ROOM 9'6" x 11'8" (2.92m x 3.56m)
A superb garden room adjoining the kitchen, providing a bright and versatile additional living space with panoramic views across the private rear garden. Extensive glazing floods the room with natural light, while a glazed door opens directly onto the patio and lawn beyond. Finished with a tiled floor and vaulted glazed roof, this is an ideal space for relaxing or informal dining.

UTILITY ROOM 7'8" x 7'6" (2.34m x 2.31m)
A useful utility room positioned just off the kitchen, fitted with base units, work surface and inset sink. There is space and plumbing for laundry appliances, while a rear-facing window provides natural light. A door gives access outside, and the room also provides a practical connection through towards the integral garage.

INTEGRAL DOUBLE GARAGE 15'8" x 18'1" (4.79m x 5.52m)
A substantial integral double garage providing excellent secure parking, storage and workshop space. Accessed internally from the utility room, the garage also benefits from a wide vehicle entrance to the front, making it a particularly practical addition to this generous family home.

GROUND FLOOR WC 5'8" x 5'10" (1.75m x 1.79m)
A useful ground floor cloakroom fitted with a low-level WC and wash hand basin set within a vanity unit. Finished with tiled walls and a timber-effect floor, the room also benefits from a frosted window providing natural light and privacy.

FIRST FLOOR / LANDING

BEDROOM ONE 11'1" x 13'9" (3.38m x 4.21m)
A generous and beautifully presented principal bedroom positioned to the front of the property, offering excellent proportions and plenty of space for a full range of bedroom furniture. The room benefits from extensive fitted wardrobes, a bright front-facing bay window and a light, neutral finish throughout. A private en-suite shower room is accessed directly from the bedroom.

ENSUITE SHOWER ROOM 5'0" x 6'0" (1.54m x 1.84m)
A well-appointed en-suite shower room fitted with a corner shower enclosure, low-level WC and wash hand basin. The room is finished in light neutral tones and also benefits from a chrome heated towel rail and frosted window providing natural light and privacy.

BEDROOM TWO 9'5" x 10'10" (2.89m x 3.32m)
A bright and well-proportioned double bedroom, finished in light neutral tones and offering ample space for additional bedroom furniture. The room benefits from a range of fitted wardrobes, a large window providing plenty of natural light and timber-effect flooring throughout.

BEDROOM THREE 9'5" x 10'0" (2.89m x 3.07m)
A well-proportioned bedroom enjoying a pleasant outlook over the rear garden. Finished in light neutral tones with timber-effect flooring, the room also benefits from fitted wardrobes providing useful built-in storage and a large window allowing plenty of natural light.

BEDROOM FOUR 9'6" x 6'10" (2.92m x 2.10m)
A well-presented fourth bedroom with a pleasant rear-facing outlook, ideal as a single bedroom, nursery or home office. The room benefits from an excellent range of fitted wardrobes, timber-effect flooring and a light neutral finish throughout.

HOUSE SHOWER ROOM 8'1" x 5'5" (2.47m x 1.67m)
A stylish and well-appointed family shower room fitted with a generous walk-in shower enclosure featuring both fixed and handheld shower heads, a low-level WC and wash hand basin set within a useful vanity unit. Finished in a bright contemporary style with recessed ceiling spotlights, a chrome heated towel rail and frosted window providing natural light and privacy.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/victoriagardensbarrowford

LOCATION
Victoria Gardens is a highly desirable residential cul-de-sac situated in the sought-after village of Barrowford. The property is conveniently positioned for the village centre, which offers an excellent selection of independent shops, cafés, bars and restaurants, together with everyday amenities and highly regarded local schooling. Barrowford is well placed for commuters, with convenient access to the M65 motorway network providing connections towards Burnley, Blackburn, Preston and Manchester. The surrounding area also offers an abundance of countryside, scenic walks and outdoor pursuits, making this an excellent location for families and those wanting village living while remaining well connected.

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OUTSIDE

Occupying an attractive position within a quiet cul-de-sac, this substantial detached family home enjoys an impressive frontage with a generous driveway providing ample off-road parking and access to the integral double garage. To the rear is an exceptional amount of private outdoor space, initially comprising a large, predominantly lawned garden with a paved patio adjoining the property and mature hedging providing excellent screening. Beyond the main garden lies a further substantial, separately enclosed lawned garden, creating a particularly generous overall plot with a superb degree of privacy. The extensive gardens provide excellent space for families, entertaining and outdoor enjoyment.

Ground Floor

Floor 1

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Approximate total area(1)

1834 ft²

170.5 m²

Reduced headroom

13 ft²

1.3 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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