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BB9 6ET

Trough Laithe Road, Barrowford
Offers In The Region Of £395,000

• Enclosed Rear Garden With Lawn & Patio • Driveway Providing Off-Road Parking • Contemporary Open-Plan Dining Kitchen / Sitting Room • Recently Built Four-Bedroom Detached Family Home • Bedroom One With Fitted Wardrobes & Ensuite • Utility Room Incorporating Ground Floor WC • Popular Barrowford Location

An impressive, recently built four-bedroom detached family home situated in the popular village of Barrowford. Offering contemporary accommodation arranged over two floors, this attractive property combines modern design with a practical layout, making it an ideal choice for those seeking a stylish and comfortable family home. Finished in a neutral colour scheme throughout, the property benefits from well-proportioned rooms, modern fixtures and fittings and an abundance of natural light. The ground floor accommodation briefly comprises a welcoming entrance hallway with useful storage, a spacious living room featuring an attractive open slatted partition, and a superb open-plan dining kitchen and sitting room which forms the heart of the home. The kitchen is fitted with contemporary handleless units, integrated cooking appliances and contrasting work surfaces, whilst the adjoining dining and sitting areas provide an excellent space for everyday family living and entertaining. Glazed French doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces. Completing the ground floor is a practical utility room incorporating a WC. To the first floor, the landing provides access to four bedrooms and a contemporary family bathroom. Bedroom one benefits from fitted wardrobe storage and its own private ensuite shower room, whilst the remaining bedrooms offer flexibility for family accommodation, guests or home working. Externally, the property enjoys an attractive frontage with planted garden areas, iParcelBox, outside electrics and a driveway providing off-road parking for up to 3 cars. To the rear is an enclosed south facing garden featuring a a two tiered lawn, paved patio seating area and useful garden shed fitted with electrics. Located in Barrowford, with its excellent selection of independent shops, cafés, bars and restaurants.

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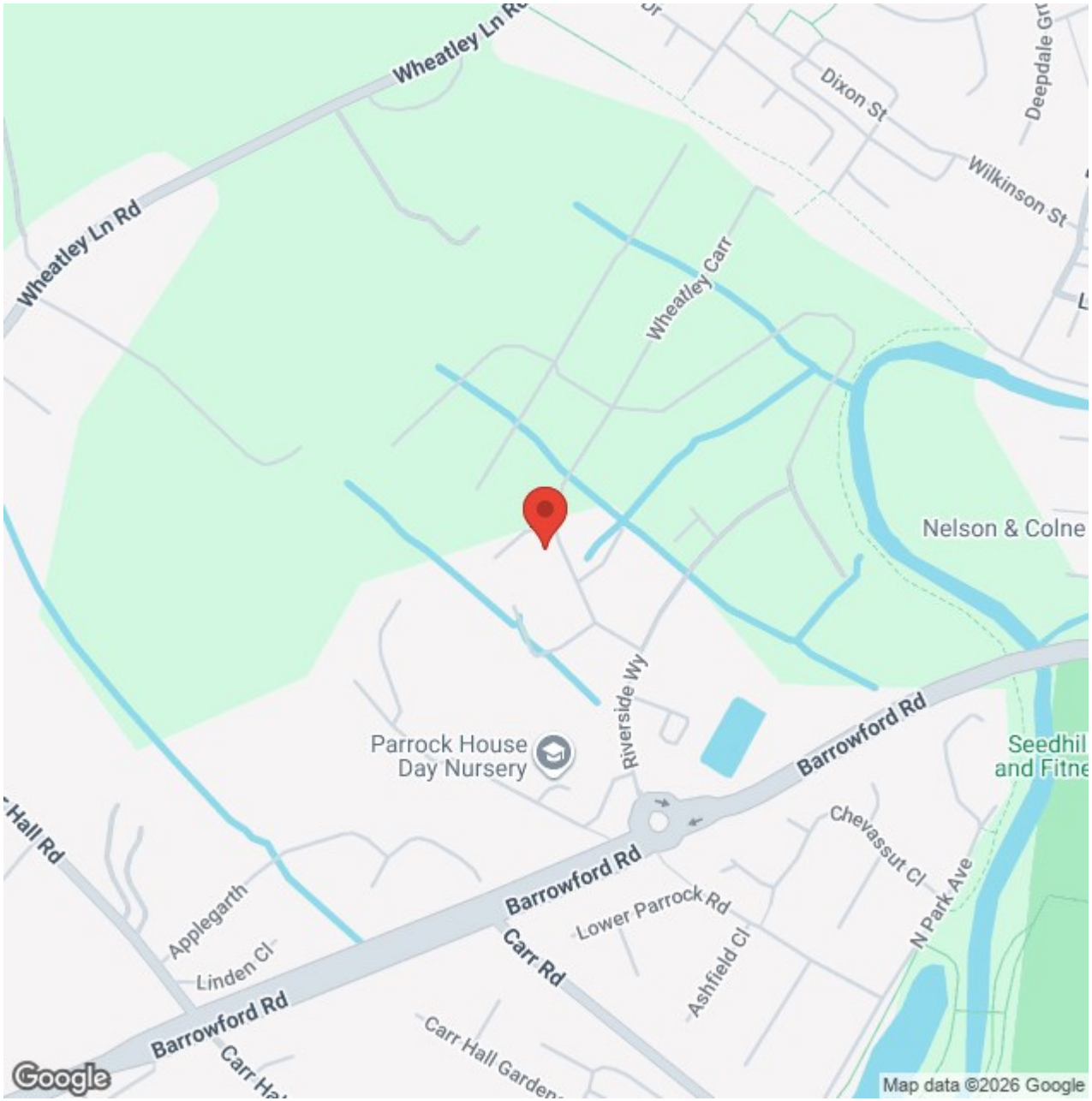
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Wheatley Ln Rd
Wheatley Ln Rd
Dixon St
Deepdale Gr
Wilkinson St
Wheatley Carr
Nelson & Colne
Parrock House
Day Nursery
Riverside Wy
Barrowford Rd
Seedhil
and Fitne
Chevassut Cl
N Park Ave
Barrowford Rd
Lower Parrock Rd
Carr Rd
Ashfield Cl
Applegarth
Linden Cl
Barrowford Rd
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Blacko
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Lancashire

An impressive, recently built four-bedroom detached family home situated in the popular village of Barrowford. Offering contemporary accommodation arranged over two floors, this attractive property combines modern design with a practical layout, making it an ideal choice for those seeking a stylish and comfortable family home. Finished in a neutral colour scheme throughout, the property benefits from well-proportioned rooms, modern fixtures and fittings and an abundance of natural light. The ground floor accommodation briefly comprises a welcoming entrance hallway with useful storage, a spacious living room featuring an attractive open slatted partition, and a superb open-plan dining kitchen and sitting room which forms the heart of the home. The kitchen is fitted with contemporary handleless units, integrated cooking appliances and contrasting work surfaces, whilst the adjoining dining and sitting areas provide an excellent space for everyday family living and entertaining. Glazed French doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces. Completing the ground floor is a practical utility room incorporating a WC. To the first floor, the landing provides access to four bedrooms and a contemporary family bathroom. Bedroom one benefits from fitted wardrobe storage and its own private ensuite shower room, whilst the remaining bedrooms offer flexibility for family accommodation, guests or home working. Externally, the property enjoys an attractive frontage with planted garden areas, iParcelBox, outside electrics and a driveway providing off-road parking for up to 3 cars. To the rear is an enclosed south facing garden featuring a a two tiered lawn, paved patio seating area and useful garden shed fitted with electrics. Located in Barrowford, with its excellent selection of independent shops, cafés, bars and restaurants.

GROUND FLOOR

HALLWAY 6'2" x 20'8" (1.90m x 6.32m)
A welcoming entrance hallway with a contemporary finish, featuring wood-effect flooring, recessed ceiling spotlights and a useful built-in storage cupboard. The entrance door is accompanied by a glazed side panel allowing natural light into the space, whilst a staircase with a timber handrail leads to the first floor. The hallway provides access to the ground floor accommodation.

LIVING ROOM 12'6" x 12'2" (3.82m x 3.73m)
A well-proportioned living room featuring a contemporary finish with neutral décor and attractive wood-effect flooring. A large window to the front elevation allows plenty of natural light into the room, whilst modern wall-mounted lighting adds to the overall appearance. The room provides ample space for comfortable seating and is accessed from the entrance hallway through a stylish open slatted partition, creating a sense of separation whilst maintaining an open and airy feel.

DINING KITCHEN / SITTING ROOM 19'2" x 12'1" (5.86m x 3.70m)
A superb open-plan dining kitchen and sitting room, providing a modern and versatile space ideal for everyday family living and entertaining. The kitchen is fitted with an extensive range of contemporary handleless wall and base units in a light grey finish, complemented by contrasting work surfaces, matching upstands and stylish under-cabinet lighting. Integrated appliances include two built-in ovens and an electric hob with a modern extractor hood above, whilst a stainless steel sink with a matt black mixer tap completes the kitchen area. There is ample space for a family dining table, together with a comfortable sitting area, creating a sociable setting in which to relax and spend time together. Further features include wood-effect flooring, recessed ceiling spotlights and glazed French doors opening out to the rear garden, allowing natural light to fill the room.

UTILITY ROOM / WC 10'9" x 5'4" (3.28m x 1.64m)
A useful and well-appointed utility room incorporating a ground floor WC, fitted with a work surface providing space beneath for a washing machine and tumble dryer, together with contemporary open shelving above for additional storage. The room benefits from attractive wood-effect flooring, recessed ceiling spotlights and a radiator. To the far end is a low-level WC and a wall-mounted wash basin with tiled splashback, providing a practical addition to the ground floor accommodation.

FIRST FLOOR / LANDING
The first floor landing provides access to the four bedrooms and family bathroom, together with a useful built-in storage cupboard offering additional space for household items. The staircase leads down to the ground floor accommodation.

BEDROOM ONE 12'0" x 9'6" (3.68m x 2.91m)
A beautifully presented double bedroom featuring a large floor-to-ceiling window to the front elevation, allowing plenty of natural light into the room. The bedroom benefits from fitted wardrobe storage with sliding doors, soft carpeted flooring, neutral décor and a central heating radiator. There is ample space for a double bed and accompanying bedroom furniture, whilst a further door provides access to the private ensuite shower room.

ENSUITE 6'11" x 4'8" (2.13m x 1.43m)
A contemporary ensuite shower room fitted with a three-piece suite comprising a spacious walk-in shower enclosure with sliding glazed doors, rainfall showerhead and additional handheld shower attachment, a low-level WC with concealed cistern and a wash basin with chrome mixer tap. Further features include attractive marble-effect wall tiling, a wall-mounted mirrored storage cabinet, wood-effect flooring and a white heated towel rail.

BEDROOM TWO 10'5" x 8'8" (3.20m x 2.66m)
A well-proportioned bedroom situated to the rear of the property, currently utilised as a children's playroom. The room benefits from a large window allowing plenty of natural light to enter, whilst enjoying an elevated outlook over the surrounding area. Further features include neutral décor, soft carpeted flooring and a central heating radiator. A versatile room offering ample space for bedroom furniture and suitable for a variety of uses.

BEDROOM THREE 7'6" x 13'10" (2.29m x 4.22m)
A good-sized third bedroom situated to the front of the property, currently arranged as a child's bedroom. The room features a window providing natural light, neutral décor, soft carpeted flooring and space for a bed, wardrobe and additional bedroom furniture. A versatile room which could also make a useful home office or study if required.

BEDROOM FOUR
A well-presented fourth bedroom situated to the rear of the property, featuring neutral décor, soft carpeted flooring and a window allowing natural light into the room. Currently arranged as a double bedroom, the room provides space for a bed and additional bedroom furniture, whilst also offering flexibility for use as a guest bedroom or home office if required.

BATHROOM 6'11" x 6'3" (2.11m x 1.93m)
A stylish contemporary bathroom fitted with a three-piece suite comprising a panelled bath with a wall-mounted shower and glazed shower screen, a low-level WC with concealed cistern and a wash basin with chrome mixer tap set above a useful vanity storage cupboard. The room features attractive marble-effect wall tiling, wood-effect flooring, a wall-mounted mirrored storage cabinet and recessed ceiling spotlights, creating a smart and modern finish.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/troughlaithe-barrowford

LOCATION
Situated on Trough Laithe Road in the popular village of Barrowford, the property occupies a convenient position for enjoying the excellent range of amenities offered by this sought-after Pendle location. Barrowford is well known for its independent boutiques, specialist shops, cafés, bars and restaurants, together with the popular Booths supermarket. The village also offers pleasant outdoor spaces, including Barrowford Park and the nearby Pendle Heritage Centre, with further countryside walks and the scenic Pendle Hill area within easy reach. For commuters, the nearby M65 motorway provides connections towards Burnley, Blackburn and Preston, whilst the neighbouring towns of Nelson and Colne offer additional shopping, leisure and transport facilities. An appealing location combining modern residential living with village amenities and access to the surrounding Lancashire countryside.

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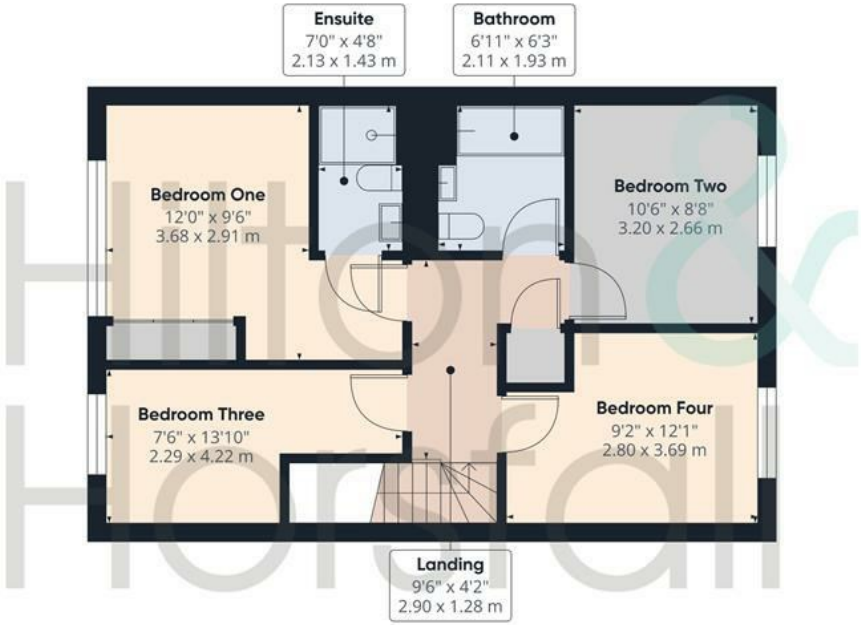


OUTSIDE

Externally, the property enjoys an attractive contemporary frontage with planted garden areas and a driveway to the side providing off-road parking. To the rear is an enclosed garden featuring a lawn and paved patio seating area, ideal for outdoor dining, relaxing and entertaining. The garden also benefits from a timber shed providing useful storage for gardening equipment and outdoor items, whilst glazed French doors from the open-plan dining kitchen and sitting room provide direct access to the outside space.



Ground Floor



Floor 1



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Approximate total area(1)

1161 ft²

107.9 m²

(1) Excluding balconies and terraces

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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