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Horsfall



## Holmefield Gardens, Barrowford

### Offers In The Region Of £289,950

- Spacious three-storey townhouse with 1,552 sq ft (approx.)
- Woodland views to the rear
- Open-plan dining kitchen with modern units and integrated appliances
- Flexible layout with 3/4 bedrooms including optional office/snug
- Principal bedroom with en-suite shower room
- Stylish lounge with Juliet balcony and feature fireplace
- Contemporary family bathroom and additional ground floor WC
- Driveway parking and integral garage
- Utility room with garden access
- Tiered rear garden with lawn, patio, and gravelled firepit area

NO CHAIN. A beautifully presented three-storey townhouse nestled within a sought-after residential development in the heart of Barrowford.

Boasting an impressive approx. 1,552 sq ft of living space, this versatile and stylish family home offers flexible accommodation, modern finishes, and a peaceful rear outlook over woodland.

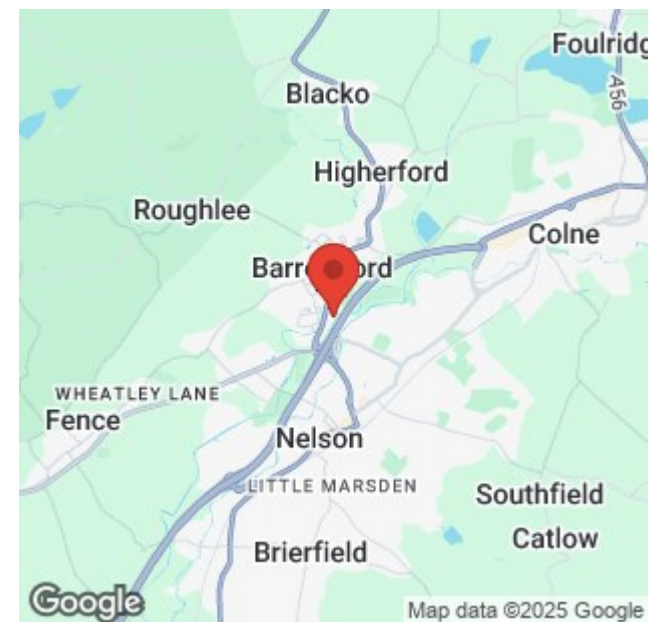
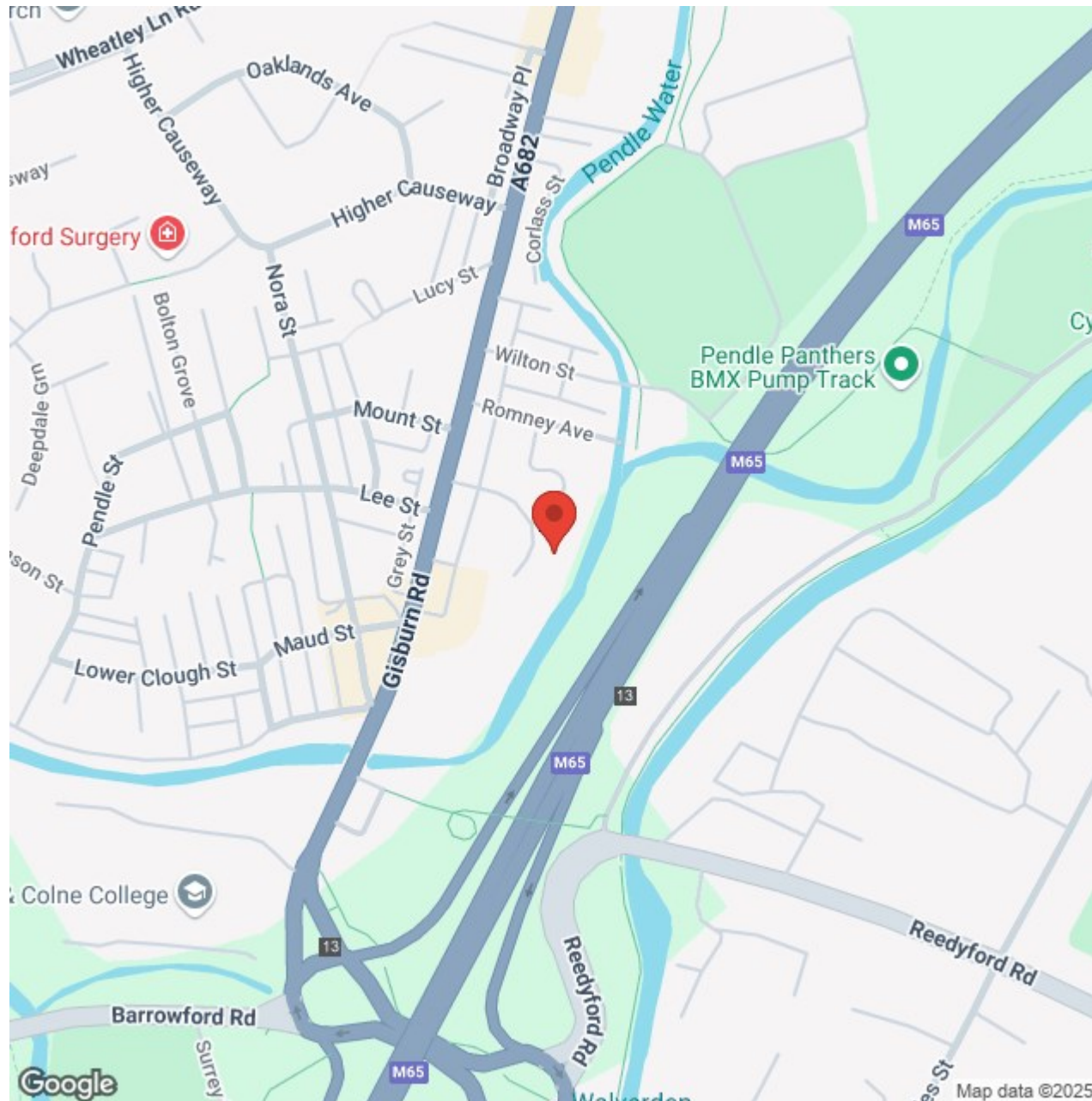
The ground floor comprises a spacious entrance hallway with contemporary flooring and stylish decor, a WC, a well-appointed utility room with garden access, internal garage access, and a large room currently used as a home office/games room, which could also serve as a fourth bedroom or snug.

To the first floor, you'll find a bright and airy living room with Juliet balcony doors that frame lush, green woodland views. This room flows seamlessly into a stunning open-plan dining kitchen, fitted with a range of modern units, integrated appliances, stylish lighting, and plenty of space for entertaining. The dining area features exposed brick-effect feature walls, adding a touch of warmth and character.

The second floor offers three bedrooms, including a spacious principal bedroom with a modern en-suite shower room. The remaining two bedrooms are ideal for children or guests and are serviced by a stylish three-piece house bathroom with both a bath and overhead shower.













BB9 8NW

## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY

#### GROUND FLOOR WC 7'3" x 2'7" (2.23m x 0.80m)

Handy ground floor cloakroom with WC and wash basin.

#### UTILITY ROOM 13'7" x 6'0" (4.15m x 1.83m)

Fitted with worktops, sink, and space/plumbing for washer and dryer. Access to the rear garden.

#### GARAGE 17'11" x 10'8" (5.48m x 3.27m)

Integral garage with up-and-over door and internal access from the hallway. Useful for storage or parking.

#### STUDY / BEDROOM FOUR / SNUG 13'0" x 10'8" (3.97m x 3.26m)

A versatile room currently used as a gaming/office space. Ideal as a fourth bedroom, snug, or playroom. Rear-facing window with views of the garden.

#### FIRST FLOOR / LANDING

Central landing with rear-facing window and space for reading nook or small study area.

#### LIVING ROOM 13'3" x 17'6" (4.06m x 5.35m)

A spacious and bright lounge with two large windows and Juliet balcony doors offering woodland views. Features include a modern fireplace, soft carpet, and neutral tones.

#### DINING KITCHEN 17'5" x 11'1" (5.31m x 3.38m)

Open-plan kitchen and dining space with a stylish fitted kitchen, integrated appliances, ample worktop space, and wood-effect flooring. The dining area includes a brick-effect feature wall and designer lighting. Ideal for entertaining.

#### SECOND FLOOR / LANDING

Central landing giving access to all rooms. Features a built-in storage cupboard.

#### BEDROOM ONE 13'8" x 10'7" (4.18m x 3.25m)

A large double bedroom with woodland views, stylish panelling, and access to an en-suite.

#### ENSUITE 5'7" x 7'8" (1.72m x 2.35m)

Tiled three-piece suite with shower cubicle, WC, and wash basin.

#### BEDROOM TWO 11'7" x 10'5" (3.54m x 3.20m)

Another spacious double bedroom, ideal as a children's room or guest bedroom. Front facing.

#### BEDROOM THREE 11'6" x 6'9" (3.52m x 2.07m)

A generous single bedroom or nursery with a lovely rear aspect.

#### HOUSE BATHROOM 5'6" x 6'9" (1.68m x 2.06m)

Fully tiled, modern three-piece suite comprising bath with overhead shower, WC, and basin.

#### LOCATION

Holmefield Gardens is a quiet and highly regarded cul-de-sac in the charming village of Barrowford, known for its excellent amenities, boutique shops, eateries, parks, and well-regarded schools. The area offers great transport links via the nearby M65

motorway, making commuting to Burnley, Blackburn, Preston, or Manchester convenient. The surrounding countryside and Pendle Hill offer scenic walks and outdoor pursuits, making this an ideal location for families and professionals alike.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/holmefield-gardens-barrowford/>

#### PROPERTY DETAIL

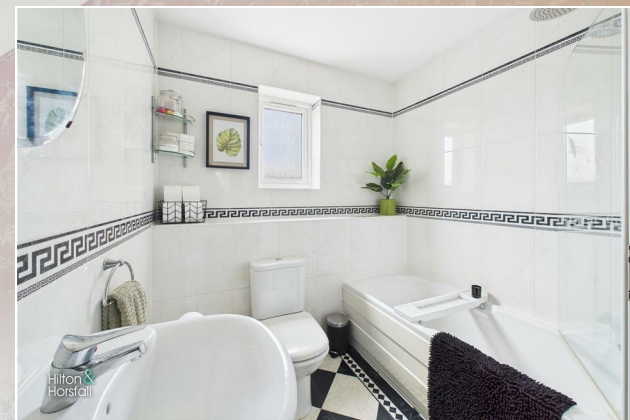
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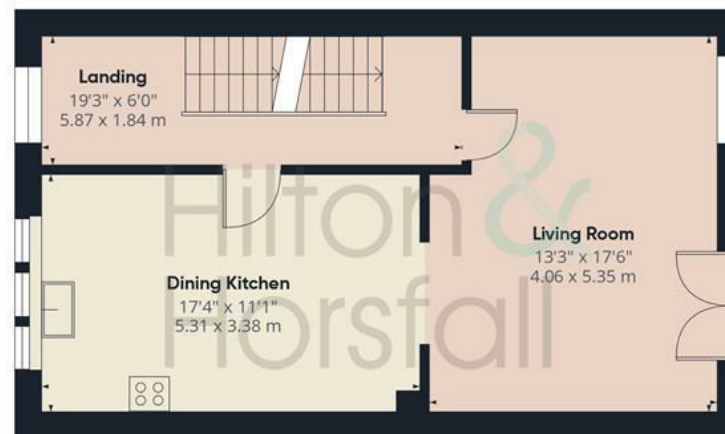
## OUTSIDE

To the front of the property is a driveway providing off-road parking and access to the integral garage. The rear garden is a particular highlight — a tiered outdoor space with a stone flagged patio, a neatly maintained lawn, and steps leading to a gravelled seating area framed by woodland, offering a quiet and private space ideal for alfresco dining or evenings by the fire pit.





Ground Floor



Floor 1

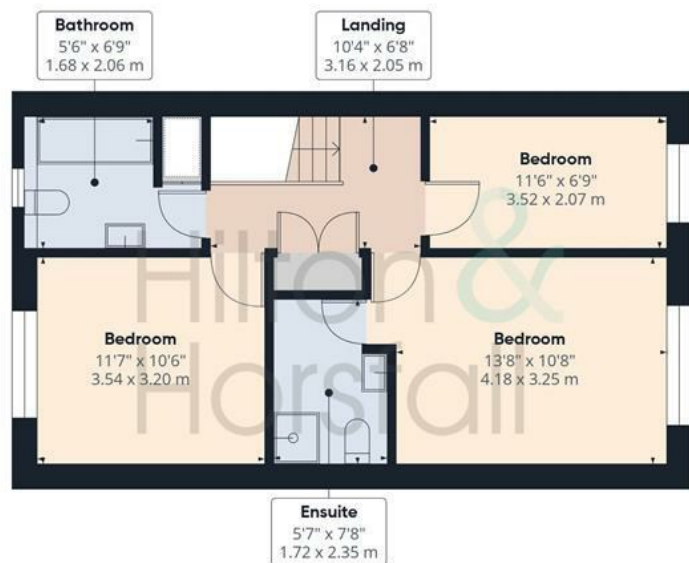
Approximate total area<sup>(1)</sup>

1552 ft<sup>2</sup>

144 m<sup>2</sup>

(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.



Floor 2





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