



4 Alder Prospect, Barrow

£575,000 Freehold

Impressive modern detached family home in cul-de-sac position. Open plan living, 4 bedrooms, en-suite, double garage, south east facing garden with patio. Ideal for family living and entertaining.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



STONES YOUNG PRESTIGE This impressive modern detached family home offers beautiful family accommodation in a fabulous cul-de-sac position on a highly sought after new development. The property boasts a light-filled open plan living dining kitchen, perfect for entertaining and every-day family living. The spacious front lounge and welcoming hallway provide a comfortable retreat, while the 4 excellent bedrooms, modern en-suite, and bathroom ensure ample space for the whole family. Additional features include a 2-piece cloaks, utility room, double garage, and drive, offering convenience and functionality. The south east facing rear garden and patio provide a private outdoor space.

The outside space of this property is equally as impressive, with a tarmac double front driveway leading to an attached double garage with power, lighting, and internal access to the hallway. The front lawned garden area with paved pathways and side gate access adds to the property's kerb appeal. The south east facing rear garden is a highlight, featuring a largely laid-to-lawn area and patio space ideal for outdoor entertaining. The timber fencing surround ensures privacy, With its modern amenities, spacious layout, and well-maintained outdoor spaces, this property offers a wonderful opportunity for a family looking for a comfortable and stylish home to call their own.



Entrance Hallway

Wood effect ceramic flooring, staircase to first floor, panelled radiator, internal personal door to garage.

Lounge

Carpet flooring, panelled radiator, television point, uPVC double glazed window looking out onto Cul-de-sac.

Cloakroom

2 - pce white suite comprising low level w.c., wall hung wash basin with mixer tap, wood effect ceramic flooring, panelled radiator, recessed spotlighting.

Open Plan Living Dining Kitchen

A stunning full width light filled sociable open room, truly the heart of the home with aspects over the south east facing garden. Kitchen Area: Contemporary range of fitted wall, base and drawer units with contrasting wood style worktops and upstands, under unit LED spotlighting, an array of integrated appliances including fridge freezer, AEG double electric oven and grill, 4-ring gas hob and splashback with stainless steel extractor filter canopy over, dishwasher, 1½ bowl sink drainer unit with mixer tap, wood style effect flooring, recessed spotlighting. Dining Area: wood effect flooring, built-in storage cupboard, panelled radiator, built-in shelving area, recessed spotlighting, uPVC windows and patio doors leading to rear garden,.

Open Living Area

Superb light and airy open living area, wood effect ceramic flooring, panelled radiator, television point, recessed spotlighting, uPVC double glazed window.

Utility Room

Modern white base units with complementary working surfaces and upstands, stainless steel sink drainer unit with mixer tap, plumbing for washing machine, space for dryer, wood effect ceramic flooring, recessed spotlighting, extractor fan, composite external rear door to garden, large built in cupboard.

Landing

Carpet flooring, loft access, panelled radiator.

Bedroom One

With an array of fitted furniture including built-in wardrobes, dressing table, and bedside units, carpet flooring, panelled radiator, uPVC double glazed window with pleasant distant views.

En-suite

3-pce white suite comprising double shower enclosure with thermostatic shower over, sliding shower screen, Wall hung vanity wash basin with mixer tap, low level w.c., chrome ladder style radiator, fog free mirror, extractor fan, recessed spotlighting, part tiled walls, tiled flooring, uPVC frosted double glazed window.

Bedroom Two

Carpet flooring, panelled radiator, uPVC double glazed window.

Bedroom Three

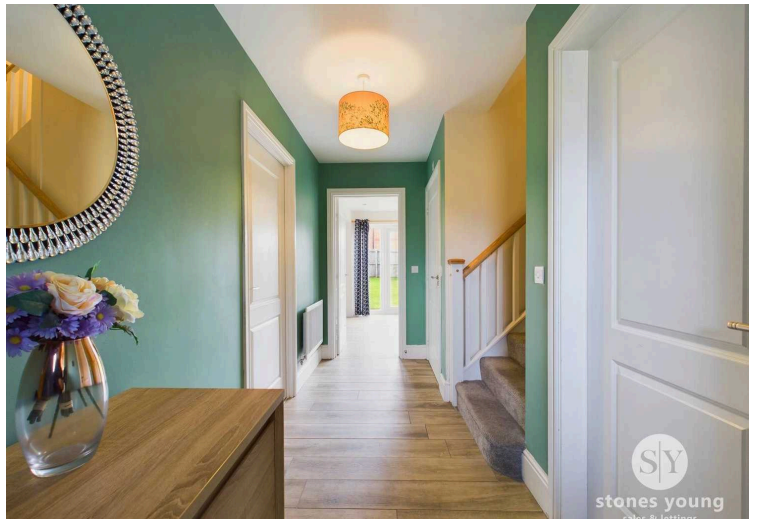
Built-in wardrobe and desk, carpet flooring, panelled radiator, uPVC double glazed window.

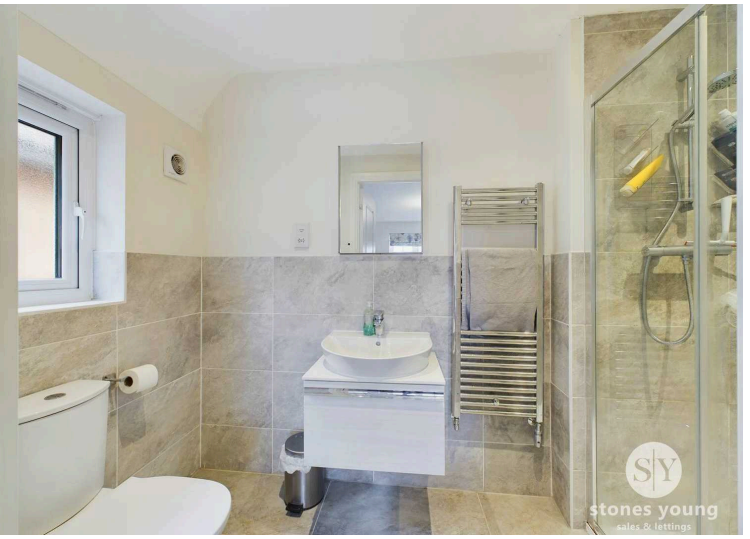
Bedroom Four

Carpet flooring, panelled radiator, uPVC double glazed window.

Bathroom

3-pce white suite comprising panelled bath with mixer tap, thermostatic shower over, fixed glazed screen, low level w.c., wall hung vanity wash basin with mixer tap, chrome ladder style radiator, shaver point, fog free mirror, extractor fan, recessed spotlighting, uPVC double glazed window, part tiled walls, tiled flooring.







Floor 0



Floor 1

Approximate total area⁽¹⁾
1657 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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