



## 12 Barrow Brook Close, Barrow

£375,000 Freehold

Impressive spacious 4 bedroom detached house with a generous rear lawned garden and patio on a private tucked away tree lined cul-de-sac on the edge of a highly favoured development with double driveway and garage. Enjoying a modern fitted high gloss dining kitchen and a light and airy front lounge with attractive outlooks.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



An attractive 4-bedroom detached house offering exceptional family living, with all the modern comforts. Boasting well-appointed accommodation, the property features an impressive sized rear garden and patio, perfect for relaxing or entertaining guests. The light and airy front lounge is a welcoming space that is not overlooked. Upstairs, the property offers four ample bedrooms, with the master bedroom benefiting from a modern en-suite shower room, while a family bathroom serves the remaining bedrooms. The modern open plan dining kitchen is equipped with an array of high gloss units and appliances, creating a perfect space for family meals and social gatherings. Additionally, the property includes a useful modern utility room, a 2-piece cloakroom, and a welcoming hallway with well designed understairs storage. Situated on a private tucked away position at the far end of the development, the property also features a double driveway, providing ample parking space for residents.

Outdoors, the impressive sized rear garden and patio offers a great haven for families to relax and enjoy with a large area laid to lawn, paved pathways and a stone paved patio with side planted garden borders. Side gate access leading to the driveway and integral single garage with up and over door, power and lighting. The

property is situated on lovely tree lined cul-de-sac with grassed area to the front in a private and desirable location. Viewing is recommended to fully appreciate it's position.

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- Superb Family Detached Home
- Excellent Well Appointed Accommodation
- Impressive Sized Rear Garden & Patio
- Light & Airy Front Lounge - Not Overlooked
- 4 Ample Bedrooms - Modern En-suite & Family Bathroom
- Modern Open Plan Dining Kitchen & Appliances
- Useful Utility, 2-pce Cloaks & Hallway
- Garage, Dble Driveway, Private Position On Development



### **Entrance Hallway**

Double glazed front entrance door, panelled radiator, spindle staircase leading to first floor, excellent well designed built in understairs storage cupboard, wood style flooring.

### **Lounge**

Superb light and airy living space to the front of the property which is not overlooked with private aspects through the feature bay window, panelled radiator, TV point.

### **Open Plan Dining Kitchen**

Excellent modern open space with attractive dining area with uPVC french doors leading out to garden. Attractive array of white high gloss wall, base and drawer units with laminate working surfaces and tiled splash back, under unit LED lighting, integrated appliances including eye level double oven and grill, microwave, dishwasher, fridge freezer, 5-ring gas hob and ceiling mounted extractor canopy filter over, 1½ bowl sink drainer unit with mixer tap, wood style flooring, uPVC double glazed window, panelled radiator.

### **Utility Room**

Modern fitted wall and base units, quartz working surfaces, part tiled walls, plumbing washing machine, modern ladder style radiator, double glazed rear door, wood style flooring, recessed spotlighting.

### **Cloakroom**

Modern 2-pce suite, concealed low level w.c., pedestal wash basin with mixer tap, panelled radiator, wood style flooring, uPVC double glazed window, extractor fan.

### **Landing**

Spindle balustrade, storage cupboard, loft access.

### **Bedroom One**

Excellent spacious double bedroom, uPVC double glazed window with pleasant outlooks, panel radiator.

### **En-suite Shower Room**

Modern 3-pce white suite comprising shower enclosure with thermostatic shower, vanity wash basin with drawer unit under and mixer tap, concealed low level w.c., uPVC double glazed window, chrome ladder style towel rail, recessed spotlighting, part tiled walls, tiled flooring, extractor fan.

### **Bedroom Two**

Double bedroom with recessed spotlighting, panel radiator, uPVC double glazed window with pleasant outlooks.

### **Bedroom Three**

Double bedroom, uPVC double glazed window, panel radiator.

### **Bedroom Four**

uPVC double glazed window, panel radiator.

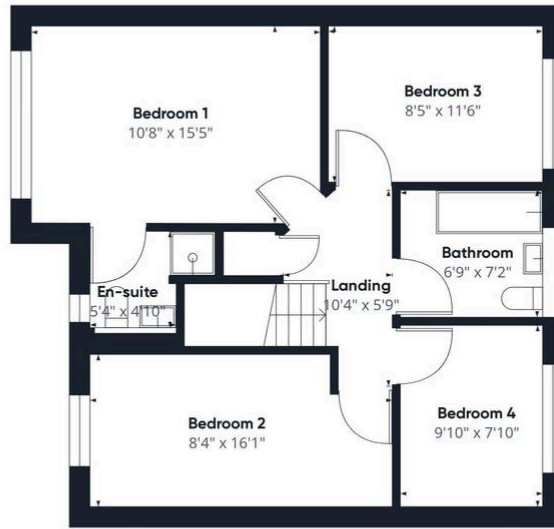
### **Bathroom**

Modern 3-pce white suite comprising half pedestal wash basin with mixer tap, concealed low level w.c., panelled bath with shower over and glazed screen, recessed spotlighting, extractor fan, part tiled walls, tiled flooring, chrome ladder style radiator.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1282.2 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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