



## 29 Barrow Brook Close, Barrow

£362,500 Freehold

Impressive four bed detached home in Ribble Valley village of Barrow. Modern interiors, flexible living, private landscaped garden with woodland views, double drive, garage storage with utility, and tranquil cul-de-sac location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



This impressive four bedroom detached house offers an exceptional opportunity for family living in a highly sought-after cul-de-sac, positioned between Whalley and Clitheroe in the heart of the Ribble Valley. The property is presented to a high standard throughout and enjoys attractive private aspects to adjoining woodland, creating a tranquil setting. The accommodation offers a welcoming entrance hall with Amtico flooring with a two-piece cloakroom, a spacious rear lounge with views across the landscaped garden, and a modern breakfast kitchen with integrated appliances. There is a flexible dining room that can be adapted to suit a variety of needs, whether formal dining or a playroom. The first floor offers four well-proportioned bedrooms, including a principal suite with a modern en-suite shower room, as well as a stylish family bathroom. The part-converted garage provides a useful utility room and additional storage space, enhancing the practicality of this excellent modern home.

Outside, the property benefits from a double driveway to the front, leading to a garage storage area. The front garden features an artificial lawn and pleasant outlooks across towards the neighbouring brook. The rear garden is a particular highlight, offering a spacious and

well-landscaped private retreat bordered by mature trees and overlooking adjoining woodland. There is a lower stone-paved patio, perfect for outdoor entertaining, and an upper artificial lawned area with a timber decked patio and a separate stone-pebbled patio bordered by attractive planting. Timber privacy fencing surrounds the garden, ensuring a sense of seclusion. Additional features include a timber store, a covered side storage area with power points, and a cold water tap for added convenience. This wonderful outdoor space provides a perfect setting for relaxing or spending time with family and friends, making it an ideal complement to the superb interior accommodation.

- Excellent Modern Detached Family Home
- Attractive Private Aspects To Adjoining Woodland
- 4 Bedrooms With Modern En-suite & Family Bathroom
- Rear Lounge With Aspects Across Garden; 2-pce Cloaks
- Modern B'fast Kitchen & Flexible Dining Room
- Tucked Away Position on Desirable Cul-De-sac
- Part Converted Garage With Useful Utility Room
- Spacious Landscaped Garden, Patios & Storage
- Front Driveway & Garden With Pleasant Outlooks
- Excellent Ribble Valley Location Between Whalley and Clitheroe



### **Entrance Hallway**

Double glazed external front door, Amtico herringbone wood style flooring, panel radiator, internal door to utility and garage area, staircase to first floor.

### **Dining Room**

uPVC double glazed bay window with pleasant outlooks across the close, panel radiator, TV point.

### **Lounge**

TV point, built-in under stairs storage cupboard, uPVC double glazed french doors and window surround with lovely outlooks across garden and adjoining woodland to rear, grey vertical panel radiator.

### **Breakfast Kitchen**

Modern fitted kitchen with a range of cream high gloss wall base and drawer units with contrasting granite worktops and up stands, integral stainless steel sink drainer unit with mixer tap and integral granite drainer, integrated electric oven with 4-ring gas hob and granite splashback with extractor filter canopy over, built in fridge freezer, dishwasher and microwave, recessed spotlighting, uPVC double glazed window with attractive outlooks over garden and adjoining woodland, modern vertical panelled radiator, Amtico herringbone wood style flooring, uPVC double glazed external door.

### **Cloakroom**

Modern 2-pce white suite with pedestal hand wash basin with mixer tap, low-level w.c., panel radiator, uPVC double glazed window, extractor fan, Amtico herringbone wood style flooring.

### **Utility**

Part converted garage with useful utility area with plumbing for washing machine, vented for tumble dryer, additional space for fridge freezer, excellent storage cupboards and drawer units, wall mounted combination gas central heating boiler, door leading through to original garage storage space with lighting and up and over door.

### **Landing**

Spindle balustrade, uPVC double glazed window, loft access with majority boarded area for storage.

### **Bedroom One**

Double room with carpet flooring, panel radiator, fitted wardrobes, TV point, uPVC double glazed window lovely aspects, recessed spotlights.

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

Modern 3-pce white suite, shower enclosure with direct feed shower, half pedestal wash basin with mixer tap, chrome ladder style radiator, concealed low level w.c., tiled flooring, part tiled walls, extractor fan, recessed spotlights, uPVC double glazed window.

### **Bedroom Two**

Double room with carpet flooring, panel radiator, modern fitted wardrobes, cupboards and drawers, uPVC double glazed window lovely outlooks across garden and woodland.

### **Bedroom Three**

Double room, carpet flooring, panel radiator, uPVC double glazed window, mirrored wardrobes, attractive woodland aspects.

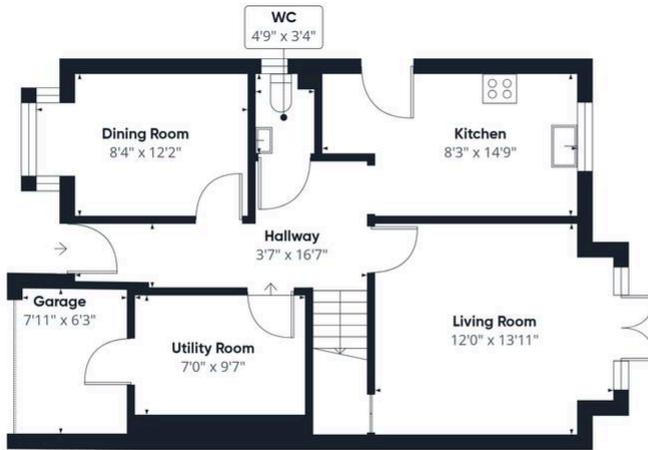
### **Bedroom Four**

Flexible single room, carpet flooring, panel radiator, uPVC double glazed window, superb front outlooks across close, trees and neighbouring brook.

### **Bathroom**

Modern 3-pce suite, panelled bath with direct feed shower over, half pedestal wash basin with mixer tap, concealed low level w.c., with surface surround, tiled flooring, part tiled walls, chrome ladder style radiator, recessed spotlights, uPVC double glazed window, extractor fan.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1128 ft<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.

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