

Waterside Reach, Barrow. BB7 9XQ
Offers in Region of £390,000 Freehold
FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

This impressive modern freehold detached family home provides well appointed extended accommodation which is superbly presented throughout and is attractively positioned on a lovely corner plot on the periphery within a delightful cul-de-sac overlooking Barrow Lodge and with rural outlooks across towards Pendle Hill. This delightful property enjoys light and airy accommodation with a generous hallway, full width living room and impressive open plan fitted dining kitchen and utility. The property has been further enhanced by the current owners with the addition of a beautiful open plan garden room to the rear, a fantastic social living space which is definitely the heart of the home with bi-fold doors enjoying private outlooks over the garden. The first floor boasts four excellent sized bedrooms off a central landing with a sizeable four piece modern bathroom and master en-suite shower room. An internal viewing is highly recommended.

Positioned on a generous corner plot there is a lengthy rear/side 3 to 4 car tarmac private driveway leading to a DETACHED GARAGE measuring approx. 19'1' x 9'0' with up and over door, power and lighting. Good sized front and side gardens laid to lawn with private boundary hedging. Pathways and side gate access lead through to an attractively modern landscaped rear garden enjoying a large lawned area with sizeable stone flagged patio areas and pathways, raised corner timber decked patio area which is not overlooked, external cold water tap, timber playhouse with decked canopy and terrace and timber play area, boundary hedging and timber fencing surround. Early internal viewing is highly recommended.

FEATURES

- Impressive Detached Modern Family Home
- Desirable Corner Plot Position On Cul-De-Sac
- Extensive Modern Living Dining Kitchen
- 4 Excellent Bedrooms With Master En-suite
- Stunning Extended Accommodation
- Additional Open Garden Room, Generous Lounge
- Modern 4-pce Bathroom, Cloaks, Utility Room
- Superb Private Gardens, Garage & 3-Car Drive



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

15'5" x 7'1"

PVC front door, alarm control panel, staircase leading to first floor, built in under stairs storage cupboard, panel radiator, telephone point.

Cloakroom

Modern 2-pce suite comprising low suite w.c. with push button flush, half pedestal wash basin with mixer tap, vinyl flooring, extractor fan, part tiled walls, panel radiator.

Lounge

20'7" x 11'3"

Fantastic spacious light and airy living space with windows to the front and side elevations, lovely open outlooks to the front over Barrow Lodge, television point, panel radiator, PVC double glazed windows.

Open Dining Kitchen

21'7" x 10'6"

Superb full width open plan room with a fully fitted contemporary high gloss kitchen with an array of wall and base and deep drawer units with complementary laminate working surfaces and splashback, 1 1/2 bowl sink drainer unit with mixer tap,

plumbing for dishwasher, integrated eye level stainless steel double oven and grill, 4-ring ceramic hob with overhead stainless steel extractor filter canopy, karndean flooring, recessed spotlighting. Additional fitted corner bar unit, PVC double glazed windows to the front and rear with attractive private outlooks to the front across Barrow Lodge, panel radiator. Open to recently extended garden room:

Garden Room

12'3" x 10'9"

A superb solid brickbuilt extension providing a beautiful open garden room which has become very much the heart of the home, flooded with light with a part glazed roof and bi-fold opening doors to the rear, vertical panelled radiator, 2 x side uPVC double glazed windows, television point, karndean flooring.

Utility Room

7'1" x 4'5"

Fitted modern high gloss wall units with laminate working surfaces, plumbing for washing machine, vented for tumble dryer, wall mounted Baxi combination gas central heating boiler, karndean flooring, panel radiator, PVC glazed external side door.

ROOM DESCRIPTIONS

First Floor

Landing

Spindle balustrade, built in storage cupboard, loft access with drop down ladder, power and lighting leading to a spacious part boarded storage area.

Bedroom One (side)

11'7" x 10'1"

Double room with carpet flooring, panel radiator, PVC double glazed window.

En-suite Shower Room

Attractive modern 3-pce white suite comprising double shower enclosure with thermostatic shower, pedestal wash basin with mixer tap, low suite w.c. with push button flush, tiny fitted flooring, ladder style radiator, part tiled walls, recessed spotlighting, part tiled walls, extractor fan, PVC double glazed window.

Bedroom Two (rear)

10'8" x 10'4"

Excellent double room with carpet flooring, panel radiator, PVC double glazed window.

Bedroom Three (front)

11'11" x 9'7"

Double room with carpet flooring,

elevated open outlooks across Barrow Lodge and towards Pendle Hill, panel radiator, PVC double glazed window.

Bedroom Four (front)

9'9" x 8'3"

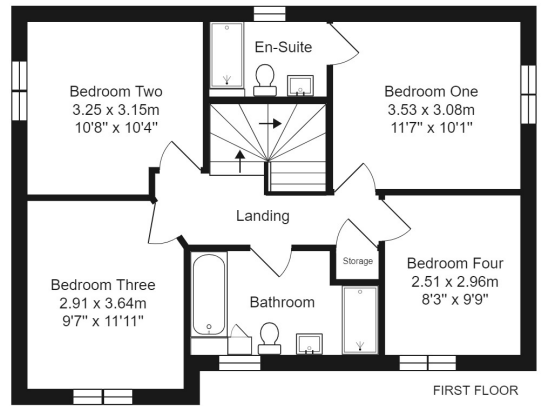
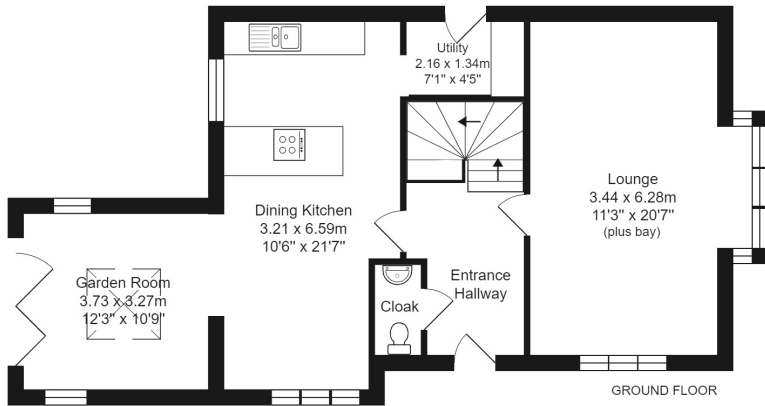
Excellent sized room to the front of the property with pleasant front open aspects across Barrow Lodge and towards Pendle Hill.

Bathroom

Impressively sized modern 4-pce suite comprising double shower enclosure with sliding glazed screen and thermostatic shower, pedestal wash basin with mixer tap, low w.c. with push button flush, panelled bath with mixer tap and shower fitment over, part tiled walls, shaver point, ladder style radiator, tiled effect vinyl flooring, LED recessed spotlighting, extractor fan, PVC double glazed window.



FLOORPLAN & EPC



2 Waterside Reach Barrow

Total Area: 129.5 m² ... 1393 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		92
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

