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Real

Grassmoor Church Meadows  
Barrowford  
BB9 6QS



For Sale

£429,995

- New Development
- South West Facing Garden to the Rear
- Drive and Integral Garage
- 4 Bedrooms
- Family Bathroom and En-suite
- Fitted Wardrobes to Master Bedroom
- Downstairs WC
- Solar Panels
- EV Car Charger
- 10-Year NHBC Warranty



## Plot 23 - Grassmoor

Discover modern living at its finest in this impressive four-bedroom detached property, part of an exciting new development in the desirable village of Barrowford, brought to you by McDermott Homes.

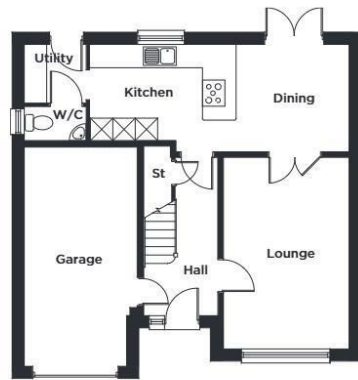
The Grassmoor offers contemporary living with generous space, high-quality finishes, and excellent practicality – perfect for growing families or those seeking a stylish and spacious home.

This beautifully designed home features a bright and airy lounge ideal for relaxation, alongside a stunning open-plan dining kitchen equipped with modern units and plenty of room for family meals and entertaining. The kitchen has access to the South West facing rear garden and leads to a convenient utility room. There's also a handy downstairs WC.

Upstairs, the master bedroom is a true retreat, complete with built-in wardrobes and a sleek en-suite shower room. Three further well-proportioned bedrooms provide flexible space for children, guests, or a home office. A contemporary family bathroom serves the remaining bedrooms including a bath with fitted shower, while integrated storage solutions throughout the property ensure everything has its place.

Outside, the property benefits from a private driveway and an integral garage, offering ample off-road parking and secure storage.

### THE GRASSMOOR 4 Bedroom Detached Home



#### GROUND FLOOR

LOUNGE	3.34m x 5.10m	10'11" x 16'8"
KITCHEN	3.92m x 2.54m	12'10" x 8'4"
DINING	3.00m x 2.84m	9'10" x 9'4"
UTILITY	1.63m x 1.54m	5'4" x 5'1"
W/C	1.63m x 0.91m	5'4" x 3'0"



#### FIRST FLOOR

BEDROOM 1	3.40m x 3.93m	11'2" x 12'11"
EN-SUITE	1.99m x 2.02m	6'6" x 6'7"
BEDROOM 2	3.44m x 3.41m	11'2" x 11'2"
BEDROOM 3	3.08m x 3.23m	10'1" x 10'7"
BEDROOM 4	2.84m x 2.89m	9'4" x 9'6"
BATHROOM	2.23m x 1.70m	7'4" x 5'7"

Please note: All sizes shown are Maximum room dimensions and exclude wardrobes



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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