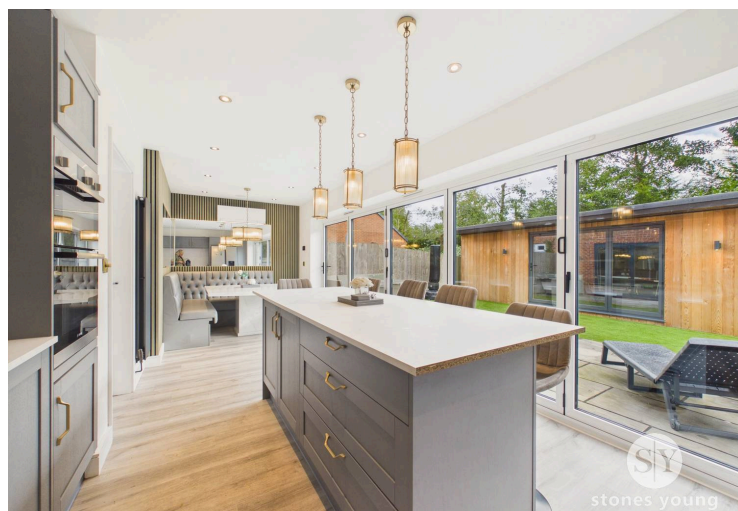




25 Middle Lodge Road, Barrow

£459,000 Freehold

Exceptional redesigned four-bed detached home with open-plan living, luxury finishes, landscaped garden, large cedar garden room, EV charging, double drive, and no onward chain in a sought-after development.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This exceptional four-bedroom detached home presents a rare opportunity within a highly favoured development, offering a bespoke redesign that maximises light, space and contemporary comfort. The property's inviting entrance hallway introduces a beautifully upgraded interior, where a reimagined ground floor layout delivers luxurious finishes and a seamless flow. The heart of the home is a stunning open-plan living, dining and kitchen space, expertly designed for modern family life and entertaining, with hot and cold air conditioning and featuring full-width bi-folding doors that blur the boundaries between indoors and out. The lounge, enhanced by a striking feature media wall, provides the perfect setting for relaxation, while a flexible cinema room or additional sitting room offers further versatility to suit your lifestyle. Upstairs, four excellent bedrooms include a master suite with an en-suite shower room, complemented by a spacious, modern four-piece family bathroom. Practical touches abound, with a useful utility cloakroom, EV charging point and the added advantage of no onward chain, ensuring a smooth transition for discerning buyers seeking a premium family home.

The outside space is equally impressive, beginning with a tarmac double driveway and paved pathways,

framed by front hedging and an attractive artificial lawn for effortless kerb appeal. Gated side access leads to a recently landscaped, south-facing rear garden, designed for privacy and ease of maintenance. This inviting space features a generous Indian stone flagged patio and an artificial lawn, perfect for outdoor dining and play, enhanced by external lighting and privacy fencing. A true highlight is the luxury cedar wood-clad detached garden room, measuring an impressive 25'4" by 12'. This versatile retreat boasts LVT tiled flooring, a fitted seating and bar area with fridges, hot and cold air conditioning, recessed spotlighting, a built-in speaker system and powder-coated aluminium triple bi-folding doors that open wide to the garden. An additional built-in side storage room with a concealed front door offers practical storage solutions. The garden room's premium specification makes it ideal as a home office, entertaining space or gym, perfectly complementing the sociable, family-focused atmosphere of this remarkable home.

- Individual Redesigned Detached Family Home
- Beautiful Upgraded Spacious Light-Filled Interior
- Sizeable & Versatile Detached Garden Room
- Stunning Open Plan Living Dining Kitchen - Full Width Bi-Folding Doors
- Fantastic Private Plot - South Facing Gardens; Double Driveway
- Lounge With Feature Media Wall; Flexible Cinema Room/Sitting Room
- 4 Excellent Bedrooms; Master En-suite Shower Room
- Modern Spacious 4-pce Family Bathroom
- Hallway, Useful Utility Cloakroom; EV Charging; No Onward Chain
- Attractive Position Within Highly Favoured Development



Entrance Hallway

External composite double glazed front door, LVT wood style flooring, grey modern panel radiator, staircase leading to first floor, internal glazed door leading through to kitchen diner.

Lounge

Impressive media wall and panelled alcove recess with ambient lighting, TV point, feature log-effect fire and LED backlighting, recessed spotlighting, LVT wood style flooring, panel radiator, uPVC double glazed bay window, not overlooked at front.

Flexible Cinema Room/Office/Lounge/Playroom

Fantastic flexible converted garage currently being used as a luxurious cinema room with LVT wood style flooring, recessed spotlighting, roof access point, fitted projector, can be sold with cinema seating separately. uPVC double glazed window.

Utility Cloakroom

Spacious area with a range of grey fitted modern wall and base units with contrasting work tops, sink drainer unit with mixer tap, integrated washing machine and tumble dryer, low-level w.c., LVT wood style flooring, grey modern panel radiator, fitted wall mirror, cupboard housing combination gas central heating boiler, recessed spotlighting, extractor fan.

Open Plan living Dining Kitchen

Excellent newly renovated open plan living kitchen diner with an array of contemporary fitted grey wall, base and drawer units with contrasting worktops and co-ordinating splash back, space for American fridge freezer, sink drainer unit with mixer tap, integrated dishwasher, 4-ring ceramic electric hob, glass splashback, extractor filter canopy over, Bosch eye-level electric double oven and grill, Bosch integrated combination microwave, LVT wood style flooring, central Island with breakfast bar, grey vertical panel radiator, dining area with feature wood panelling with inset mirror and luxurious fitted seating area, air-conditioning unit, ceiling speaker system, recessed spotlights, full width aluminium powder-coated bi-folding doors with amazing open aspects onto garden.

Landing

Spindle balustrade, panel radiator, loft access, built in cupboard.

Bedroom One

Double master room, carpet flooring, panel radiator, uPVC double glazed window, private outlooks over gardens, fitted wardrobes, TV point.

En-suite

Modern 3-pce white suite, low level w.c., pedestal wash basin, shower enclosure with thermostatic shower, part tiled walls, wood style flooring, panel radiator, uPVC double glazed frosted window, recessed spotlighting.

Bedroom Two

Double room, LVT wood style flooring, TV point, panel radiator, uPVC double glazed window.

Bedroom Three

Double room, carpet flooring, panel radiator, uPVC double glazed window, TV point.

Bedroom Four

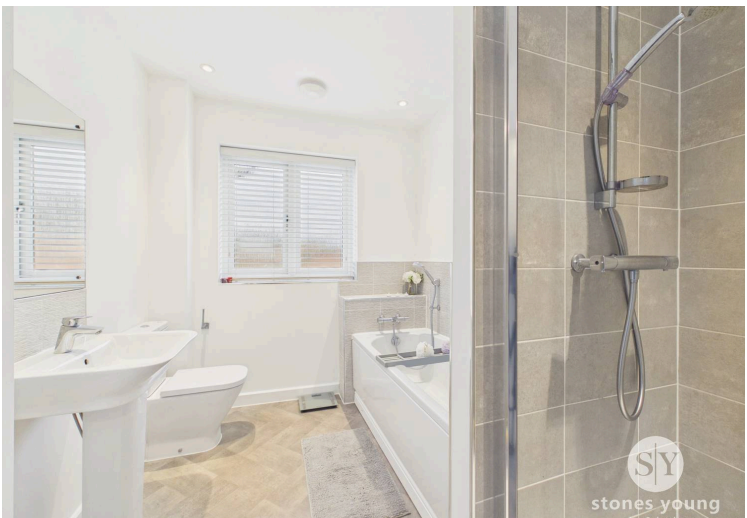
Small double room, currently being used as dressing room with freestanding furniture, carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

Excellent spacious modern 4-pce white suite, panelled bath with mixer tap and shower fitment, low level w.c., pedestal wash basin, shower enclosure with thermostatic shower, part tiled walls, tiled effect flooring, ladder style radiator, recessed spotlighting, extractor fan, uPVC double glazed frosted window.

Garden Room

An outstanding addition to the home, a stunning cedar wood clad garden room, measuring 25'4" x 12' in size, a flexible sizeable room, with TV point, LVT tiled flooring, luxury fitted seating and bar area with fridges, hot and cold air-conditioning unit, recessed spotlighting, fitted ceiling speaker system, powder-coated aluminium triple bi-folding doors. Additional built-in side storage room with concealed front door. The garden room has full planning permission, built in 2023, is fully insulated, built to current regulations and fire regulations.





Approximate total area⁽¹⁾
1552 ft²

(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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