



Total area: approx. 855.8 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Barn Field Close, Colne, BB8 0QB

Offers Over £260,000

AN IMMACULATELY PRESENTED THREE-BEDROOM FAMILY HOME

Welcome to this stunning property located in the sought-after Barn Field Close, Colne. This delightful house boasts two reception rooms, three bedrooms, and one bathroom, making it the perfect home for a family.

Upon entering, you will be greeted by a beautifully presented interior with neutral decor that exudes elegance and style. The contemporary kitchen and bathroom suites add a touch of modernity to the property, providing a luxurious feel.

One of the highlights of this property is the open plan living/dining room that seamlessly flows out to the landscaped rear garden. This feature is perfect for entertaining guests or simply enjoying a peaceful evening in your own private outdoor space.

Situated in a popular area, this property is conveniently located close to nearby amenities and schools, making it ideal for families with children. Whether you're looking to move straight in or add your personal touch, this house offers endless possibilities for creating your dream home.

Don't miss out on the opportunity to make this charming property your own and experience the comfort and convenience it has to offer.

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Barn Field Close, Colne, BB8 0QB

Offers Over £260,000



- Beautifully Presented Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Ample Living Space
- Tenure Freehold
- Three Piece Bathroom
- Immaculate Rear Garden
- Council Tax Band D

Ground Floor

Hall

10'1 x 6'1 (3.07m x 1.85m)
Composite double glazed frosted entrance door, central heating radiator, smoke alarm, coving, wood effect flooring, stairs to first floor, doors to reception room and cloakroom.

WC

6' x 4'2 (1.83m x 1.27m)
Low level WC, vanity top wash basin with mixer tap, extractor fan and vinyl flooring.

Reception Room One

13'1 x 12'1 (3.99m x 3.68m)
UPVC double glazed bow window, central heating radiator, coving, living flame gas fire with granite hearth, surround and wooden mantel and steps to reception room two.

Reception Room Two

8'8 x 8'5 (2.64m x 2.57m)
Central heating radiator, coving, wood effect flooring, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

9'4 x 8'11 (2.84m x 2.72m)
UPVC double glazed window, central heating radiator, spotlights, coving, range of wall and base units with wooden worktops, integrated double high rise oven, four burner gas hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, enclosed boiler, plumbing for washing machine, wood effect flooring and UPVC double glazed door to rear.

First Floor

Landing

Loft access, coving, doors leading to three bedrooms and family bathroom.

Bedroom One

10'9 x 10'9 (3.28m x 3.28m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

10'1 x 8'5 (3.07m x 2.57m)
UPVC double glazed window, central heating radiator, spotlights, coving and fitted wardrobes.

Bedroom Three

9'10 x 8'9 (3.00m x 2.67m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

7'4 x 7'1 (2.24m x 2.16m)
UPVC double glazed frosted window, central heating radiator, spotlights, coving, dual flush WC, vanity top wash basin with mixer tap, panelled bath with direct feed shower overhead, tiled elevations and vinyl flooring.

External

Rear

Laid to lawn tiered garden with artificial lawn, bedding areas, timber shed and paving.

Front

Laid to lawn garden, bedding areas and tarmac driveway.

