



Total area: approx. 1484.5 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.



## Old Brickworks Drive, Colne, BB8 8FL

### Offers Over £350,000

#### THE MOST IDYLIC FAMILY HOME

Offering an abundance of high quality indoor and outdoor space and flowing internally with character and charm, this breath-taking four bedroom detached property is being proudly welcomed to the market within the most picturesque location of Colne. With an enviable open plan living space, the highest quality fixtures and fittings and stylish decoration, this property is truly the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Skipton, Barnoldswick, Burnley and major motorway links. With integral garage, two bathrooms, stunning wrap around gardens and panoramic views, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, integral garage, WC, study and utility room. The kitchen boasts modern wall and base units, integrated appliances and leads openly on to the reception room. The reception room offers fantastic views over the garden and bi-folding doors out to the patio area. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with paving and laid to lawn areas. To the front there is a laid to lawn garden with off road parking for multiple vehicles and access on to the garage.

For further information or to arrange a viewing please contact our Burnley team at your earliest convenience.

For the purpose of transparency, the owner of this property is either an employee or a relation an employee of Keenans Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	93
(81-91) B			
(69-80) C			
(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.

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## Offers Over £350,000



- Exquisite Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating B
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band E

### Ground Floor

#### Entrance Hall

20'2 x 6'2 (6.15m x 1.88m)

Composite double glazed front door, central heating radiator, smoke detector, Karndean flooring, solid oak doors to reception room, kitchen, garage, study, WC, utility and stairs to first floor.

#### Garage

18'3 x 10'1 (5.56m x 3.07m)

UPVC double glazed frosted window, power, lighting, Ideal boiler and up and over garage door.

#### Study

9'4 x 7'7 (2.84m x 2.31m)

UPVC double glazed window and central heating radiator.

#### WC

4'11 x 2'11 (1.50m x 0.89m)

Central heating radiator, vanity top wash basin with mixer tap, tiled elevations, extractor fan and tiled flooring.

#### Utility

9'4 x 6'0 (2.84m x 1.83m)

UPVC double glazed window, central heating radiator, plumbing for washing machine, extractor fan and Karndean flooring.

#### Kitchen

14'2 x 8'6 (4.32m x 2.59m )

UPVC double glazed window, central heating radiator, range of matte wall and base units with wood effect worktops, upstands and splashback, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer and dishwasher, spotlights, smoke detector, tiled flooring and open access to reception room.

#### Reception Room

24'10 x 11'2 (7.57m x 3.40m )

UPVC double glazed window, central heating radiator, television point and aluminium bi-folding doors to rear.

### First Floor

#### Landing

9'11 x 9'5 (3.02m x 2.87m)

Central heating radiator, smoke detector, loft access, oak doors to four bedrooms and bathroom.

#### Bedroom One

14'10 x 10'2 (4.52m x 3.10m )

UPVC double glazed window, central heating radiator, television point and oak door to en suite.

#### En Suite

9'4 x 4'11 (2.84m x 1.50m)

Central heated towel rail, direct feed rainfall shower enclosed, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

#### Bedroom Two

14'10 x 8'8 (4.52m x 2.64m)

UPVC double glazed window, central heating radiator and television point.

#### Bedroom Three

10'7 x 9'7 (3.23m x 2.92m)

UPVC double glazed window, central heating radiator and television point.

#### Bedroom Four

10'1 x 9'5 (3.07m x 2.87m)

UPVC double glazed window, central heating radiator and television point.

#### Bathroom

8'8 x 6'9 (2.64m x 2.06m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap, direct feed rainfall shower and rinse head, tiled elevations, spotlights, extractor fan, inset shelving and tiled flooring.

#### External

##### Rear

Laid to lawn garden and Indian stone paved patio.

##### Front

Laid to lawn garden, off road parking and access to garage.

