



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## Snell Grove, Colne, BB8 0QS

### Offers Over £269,950

A BEAUTIFUL SEMI DETACHED FAMILY HOME

Situated in the charming Snell Grove of Colne, this delightful four bedroom semi-detached bungalow is a dream come true for families seeking space and comfort. Boasting a modern interior with sleek finishes and a contemporary design, this property exudes style and sophistication.

As you step inside, you are greeted by two reception rooms and garden room that offer the perfect space for hosting guests or enjoying quality time with your loved ones. The multiple reception rooms provide versatility and ample space for various activities, making it a hub of entertainment and relaxation.

The four well-sized bedrooms cater to the needs of a growing family, ensuring everyone has their own personal space to retreat to. The layout of the property is family-friendly, with a warm and inviting atmosphere that makes it easy to envision creating lasting memories in every corner.

If you are looking for a forever home that combines practicality with modern aesthetics, look no further. This semi-detached bungalow in Colne is ready to welcome you with open arms and provide the perfect backdrop for the next chapter of your family's story.



# Snell Grove, Colne, BB8 0QS

## Offers Over £269,950

 4  1  3  D

- Beautifully Presented Semi Detached Dormer Bungalow
- Contemporary Fitted Kitchen
- Off Road Parking and Detached Garage
- EPC Rating D
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Three Piece Shower Room
- Extensive Plot with Stunning Rear Garden
- Council Tax Band B

### Ground Floor

#### Entrance Vestibule

5'10 x 4'7 (1.78m x 1.40m)

Composite front door, UPVC double glazed frosted window, doors to boiler cupboard and reception room one.

#### Reception Room One

15'9 x 13'7 (4.80m x 4.14m)

UPVC double glazed window, central heating radiator, coving, wall mounted wood burning stove, television point, solid wood flooring, double doors to reception room two, doors to kitchen, WC, bedroom four and stairs to first floor.

#### Kitchen

12'0 x 5'8 (3.66m x 1.73m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces and upstands, inset stainless steel sink with high rise three way mixer tap, integrated high rise double oven and microwave, four ring induction hob and extractor hood, glass splashback, integrated full length fridge and dishwasher, solid wood flooring and UPVC double glazed frosted door to side elevation.

#### WC

5'10 x 2'9 (1.78m x 0.84m)

UPVC double glazed frosted window, central heating radiator, dual flush WC and vanity top wash basin with mixer tap, tiled splashback and tiled effect flooring.

#### Reception Room Two

11'8 x 10'1 (3.56m x 3.07m)

Central heating radiator, coving, solid wood flooring and UPVC double glazed sliding door to garden room.

#### Garden Room

14'0 x 10'0 (4.27m x 3.05m)

UPVC double glazed windows, central heating radiator, air conditioning unit, solid wood flooring, pitched solid roof and UPVC double glazed French doors to rear.

#### Bedroom Four

9'1 x 6'6 (2.77m x 1.98m )

UPVC double glazed window and central heating radiator.

### First Floor

#### Landing

Smoke detector, doors to three bedrooms and shower room.

#### Bedroom One

12'5 x 10'0 (3.78m x 3.05m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

9'9 x 8'10 (2.97m x 2.69m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

9'7 x 8'10 (2.92m x 2.69m)

UPVC double glazed window and central heating radiator.

#### Shower Room

7'6 x 5'9 (2.29m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, extractor fan, tiled elevations and wood effect flooring.

#### External

#### Rear

Enclosed garden with laid to lawn, stone chippings, raised decking, bedding areas, mature shrubbery and access to garage.

#### Garage

15'7 x 8'4 (4.75m x 2.54m)

UPVC double glazed window, power, lighting, plumbing for washing machine, space for dryer, door to side elevation and up and over garage door.

#### Front

Tarmac driveway, laid to lawn, stone chippings, mature shrubbery and gated access to rear.



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