

DESCRIPTION

**** 3 BEDROOM DETACHED - EN SUITE - GARAGE ****

This beautifully presented three double bedroom detached family home, located on the sought-after new build development off Knotts Lane in Colne, epitomises modern, sophisticated living. The owners have spared no expense on upgrades, ensuring every detail exudes quality.

Upon entering, you are greeted by a welcoming and spacious hallway, complete with under-stairs storage and a convenient downstairs WC. The generously sized family lounge offers a comfortable space for relaxation with a TV point for entertainment. The spacious dining kitchen features stunning Quartz worktops, an integrated dishwasher, and patio doors that open onto the rear garden, perfect for al fresco dining and entertaining. The property also benefits from a practical utility room, enhancing the home's functionality.

To the first floor, there are three double bedrooms, including a master with an en-suite, a house bathroom, and a spacious landing with loft access.

Externally, the property includes a two-car driveway leading to a detached garage with power, light, an up-and-over door, and a pedestrian access door to the rear. The well-maintained front garden adds to the property's curb appeal. The private enclosed rear garden is laid out over three levels, featuring grey Indian paving, composite decking, and an artificial lawn area, creating an ideal space for relaxation and outdoor activities.

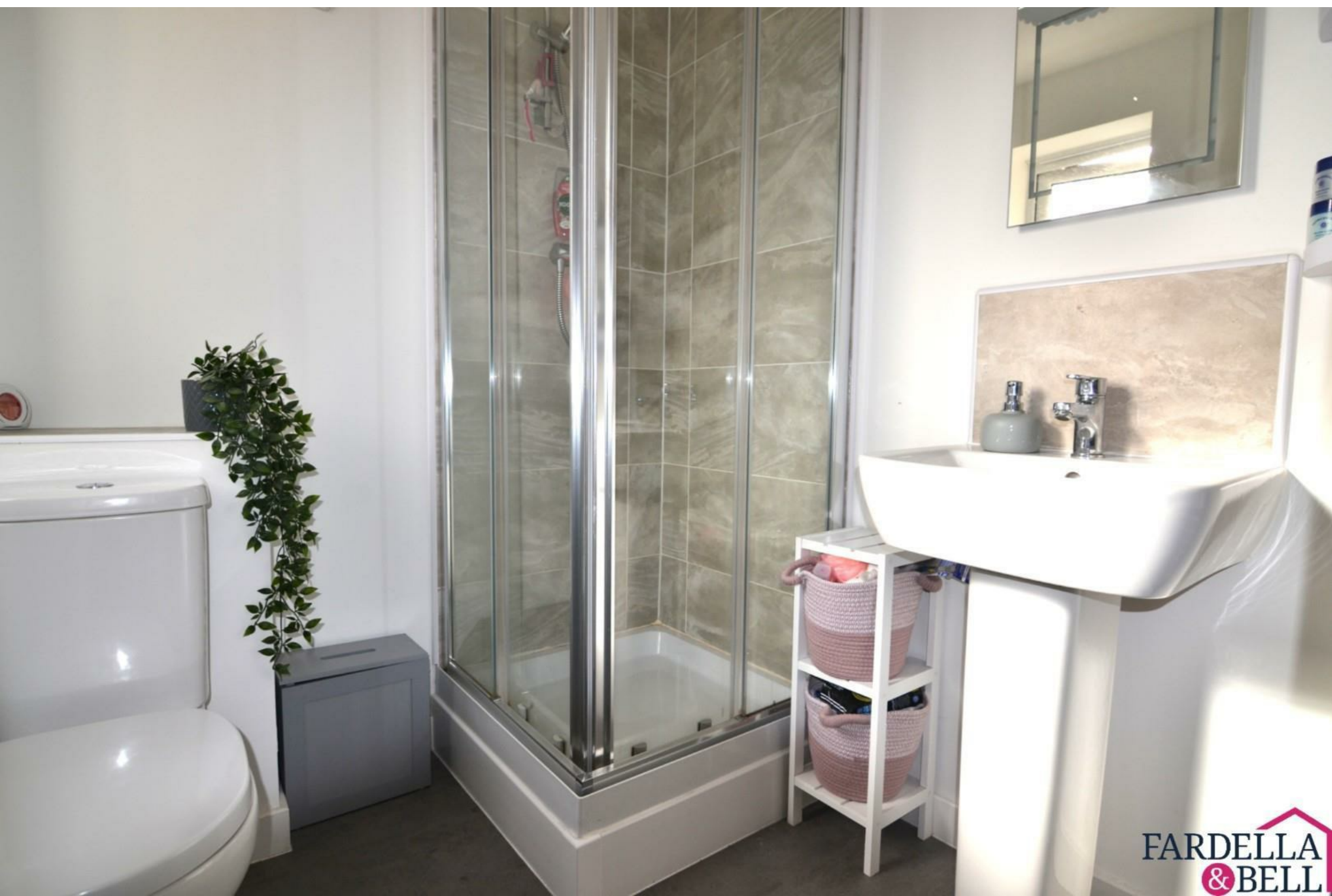
This home is a true gem, offering a blend of luxury, comfort, and modern living in a desirable location. Don't miss the opportunity to make this exceptional property your new family home.



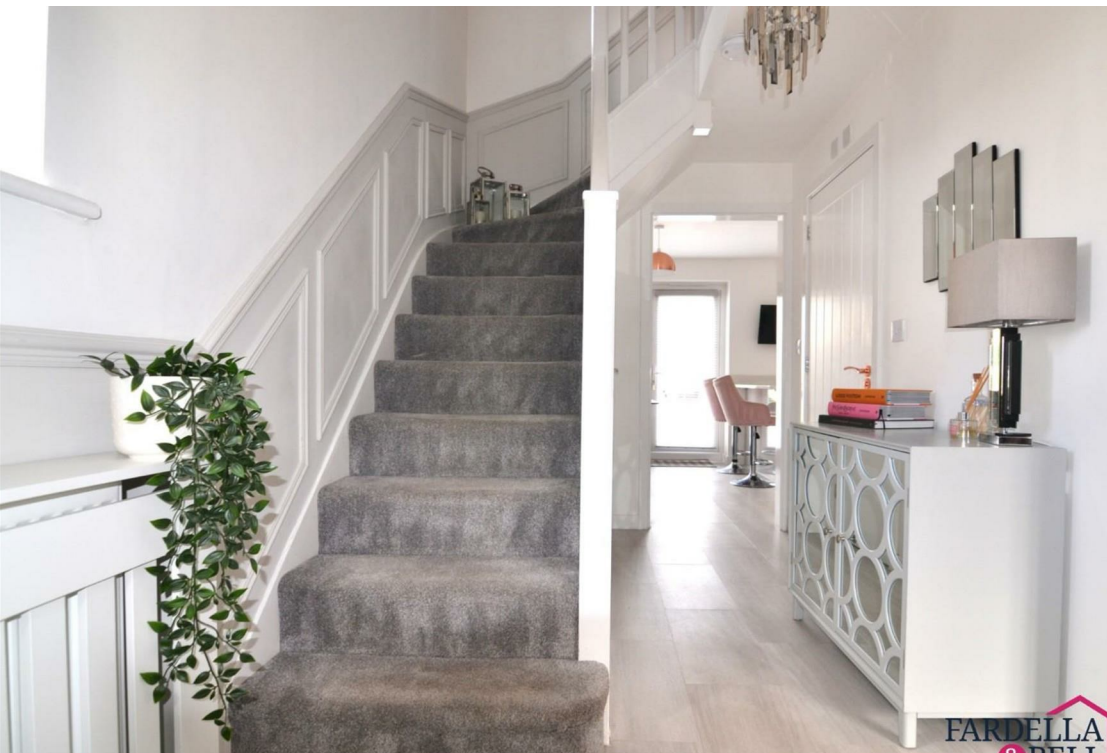








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Description

Entrance Hallway

UPVC Composite external door, UPVC double glazed opaque window, double panel radiator. Open staircase with return staircase leading to first floor. Door through to under stairs storage housing consumer unit.

WC

Low level WC, Pedestal wash basin with rectangle basin. Radiator.

Lounge 3.94m x 3.73m

A beautiful family room with large UPVC double glazed windows with dual openers. Double panel radiator, TV point, Fibre to the door internet point.

Dining Kitchen 5.51m x 2.84m

A bright and spacious open plan dining kitchen, with upgraded wall and base units in high gloss grey and upgraded Quartz worksurface in white sparkle providing breakfast bar. Integrated dishwasher, inset stainless steel one and a half bowl sink with Quartz drainer and chrome tap. Upgraded double electric oven with induction hob and overhead extractor. UPVC double glazed patio doors leading out onto the rear garden, UPVC double glazed window, overlooking the rear garden. Double panel radiator.

Utility

A good addition to any family home, a spacious utility with plumbing for washer and dryer, contrasting wall and base units and cupboard housing boiler. Radiator and UPVC double glazed Composite door leading to the side of the property.

First Floor

Landing

Return staircase to first floor with UPVC double glazed opaque window providing a flow of natural light. Spacious feature landing area, door to storage cupboard fitted with floor to ceiling shelving, loft hatch access.

Bedroom One 3.94m x 3.28m

A beautiful and spacious master bedroom with UPVC double glazed window with dual opening windows and views to Pendle Hill, ceiling light and two additional drop down lights to go either side of the bed, Radiator. Door through to En Suite.

En Suite

A good sized en-suite shower room with corner shower unit, low level WC, pedestal wash basin, upgraded anthracite heated towel radiator. UPVC double glazed opaque window.

Bedroom Two 2.9m x 2.9m

Currently used as a walk in dressing room, this room provides a good sized double bedroom. UPVC double glazed window, radiator.

Bedroom Three 2.9m x 2.53m

Another good sized double bedroom, UPVC double glazed window, radiator.

Bathroom

A good sized family bathroom . Partly tiled, bath with electric shower over and glass shower screen. Pedestal Wash basin, Low level WC, Anthracite heated towel radiator, Expel air. UPVC double glazed opaque window.

Externally

To the front of the property there is a well maintained garden with lawn and shingle. The property has the benefit of a two car driveway providing access to the detached garage with up and over door. The garage has power and light and is fitted with units providing storage.

To the rear of the property, there has been no expense spared, the property is laid to three levels to include a large patio area, steps leading to the composite decking area with freestanding timber bar, and an area with artificial grass for easy maintenance. There are three steps down to the bin storage area and access to the garage via the pedestrian door.

6 Years remain on the NHBC Warranty

The tenure of this property is 'Freehold' and the Council Tax Band is 'C'

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - Driveway

Rights and easements – None

Restrictions – not conservation area, not a listed building status, no tree preservation orders in place.

Building safety – None identified

Accessibility/Adaptations – Wheelchair access / ramp or steps to the front access, essential living accommodation on entrance level and bedrooms to the first floor

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Within 5 years, any planning permission for extensions need to be approved by the transferor at a cost of £250 + VAT after 5 years, no approval needed via transferor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Water Meter -Yes



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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	





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