







### 3 Lower Rough Drive

Colne, Colne

Modern 4-bed detached house with en suite master bedroom, spacious kitchen/diner, downstairs WC, 2 driveways, EV charging, attached garage, and garden with patio & flower beds. Ideal for family living with practical layout and sustainability features.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Four bedrooms
- Detached
- Two driveways
- Rear garden
- EV charging ports
- Garage
- Master bedroom with en suite
- Spacious kitchen / diner
- Downstairs WC
- Modern property





### Hallway

Fitted carpet, open balustrade staircase, ceiling light points, radiator and front door.

### Lounge

Fitted carpet, electric fire with surround, ceiling light point, radiator, TV point and uPVC bay window.

### Kitchen / diner

Laminate flooring, uPVC patio doors, radiator, space for dining table and chairs, spotlights, integrated fridge and freezer, gas hob, oven, overhead extraction point, a mix of wall and base units, integrated dishwasher, sink with chrome mixer tap and drainer and uPVC double glazed window to the rear.

### Utility room

Washing machine point, dryer point, work surface, frosted uPVC double glazed door and GCH boiler.

### Downstairs WC

Push button WC, sink with chrome mixer, ceiling light point and laminate flooring.

### Landing

Fitted carpet, doors to all bedrooms and family bathroom.

### Master bedroom

Fitted carpet, uPVC double glazed window, ceiling light point, fitted storage, TV point and radiator.

### En suite - master bedroom

Laminate flooring, shower cubicle with mains fed shower, partially tiled walls, sink with chrome mixer tap, frosted uPVC double glazed window, ceiling light point and push button WC.

### Bedroom two

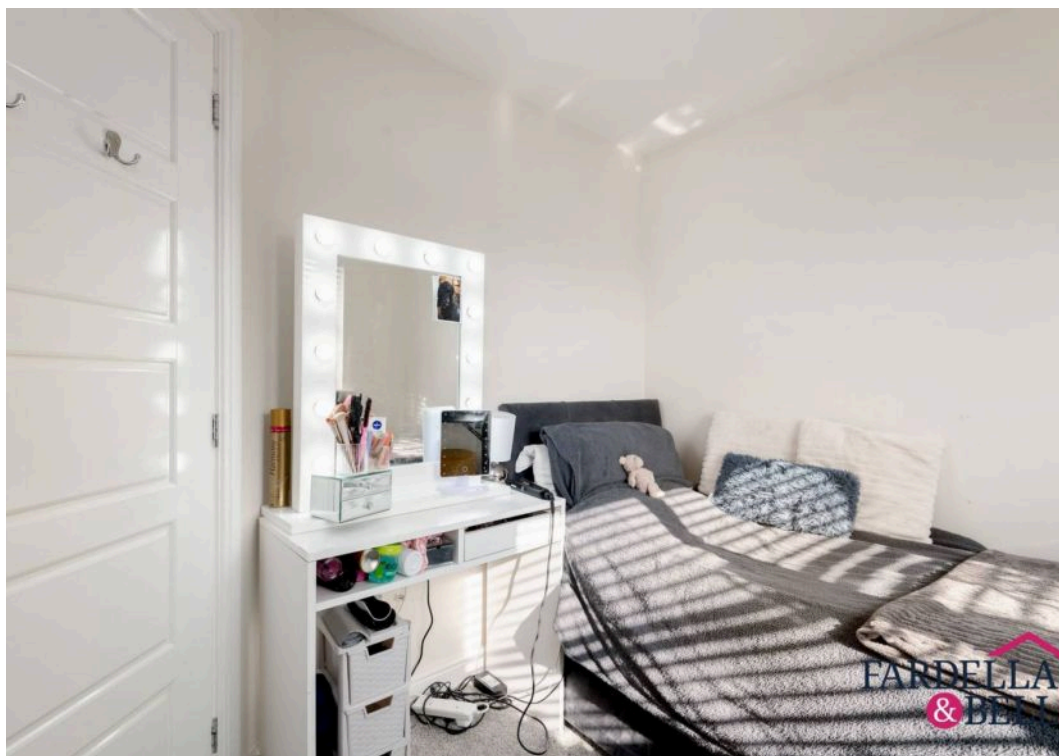
Fitted carpet, uPVC double glazed window, TV point, fitted storage and ceiling light point.

### Family bathroom

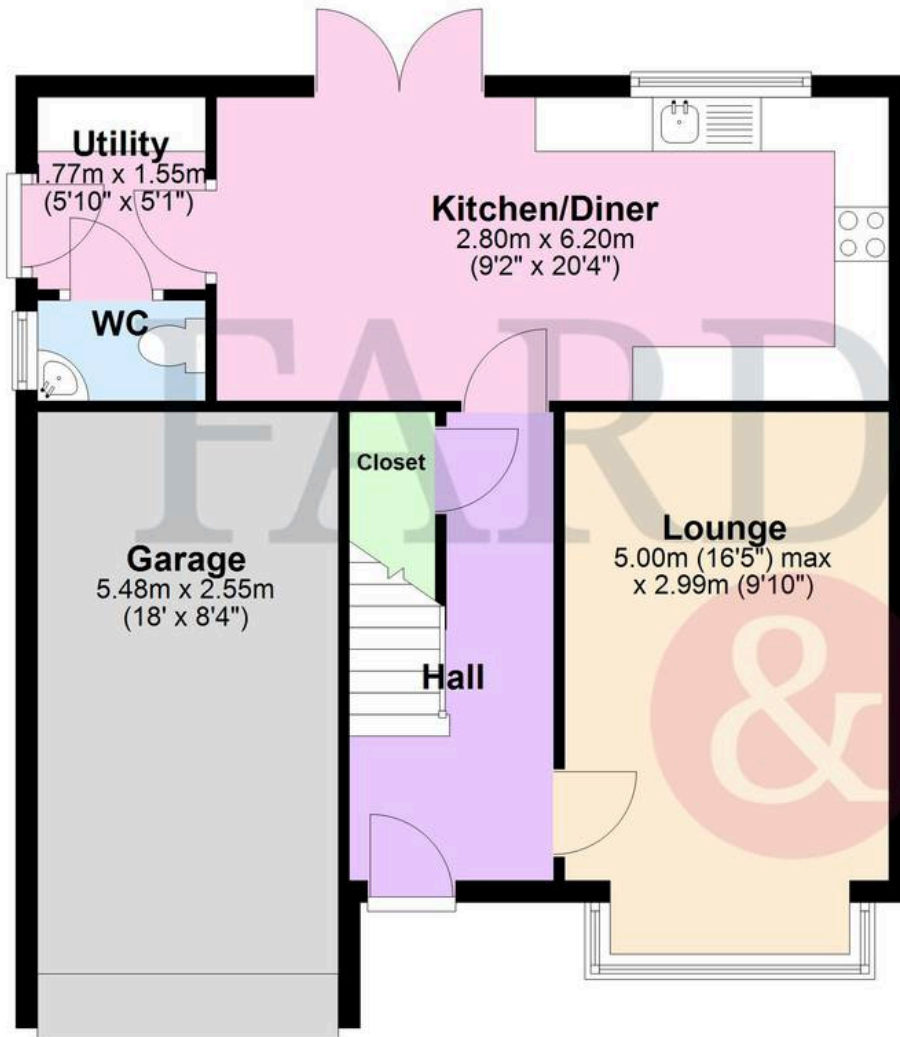
Laminate flooring, push button WC, pedestal sink with chrome mixer tap, chrome heated towel rail, frosted uPVC double glazed window, spotlights to the ceiling, panelled



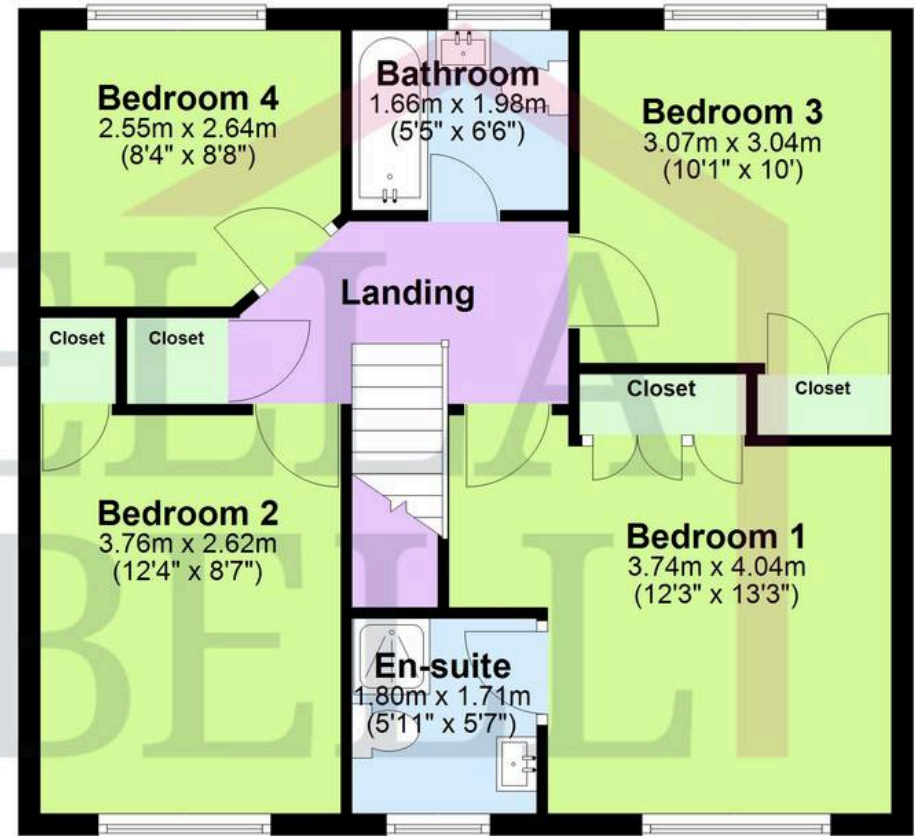




## Ground Floor



## First Floor



Total area: approx. 116.4 sq. metres (1252.4 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

Plan produced using PlanUp.





## REAR GARDEN

Large laid to lawn garden to the rear which can be accessed via the side gate and also utility room and patio doors to the rear. It has fenced boundaries, patio area for sitting and raised flower beds.

## FRONT GARDEN

Two tarmac driveways, two electric vehicle charging ports, front garden area with lawn and mature bushes and shrubs.

## GARAGE

Single Garage

## DRIVEWAY

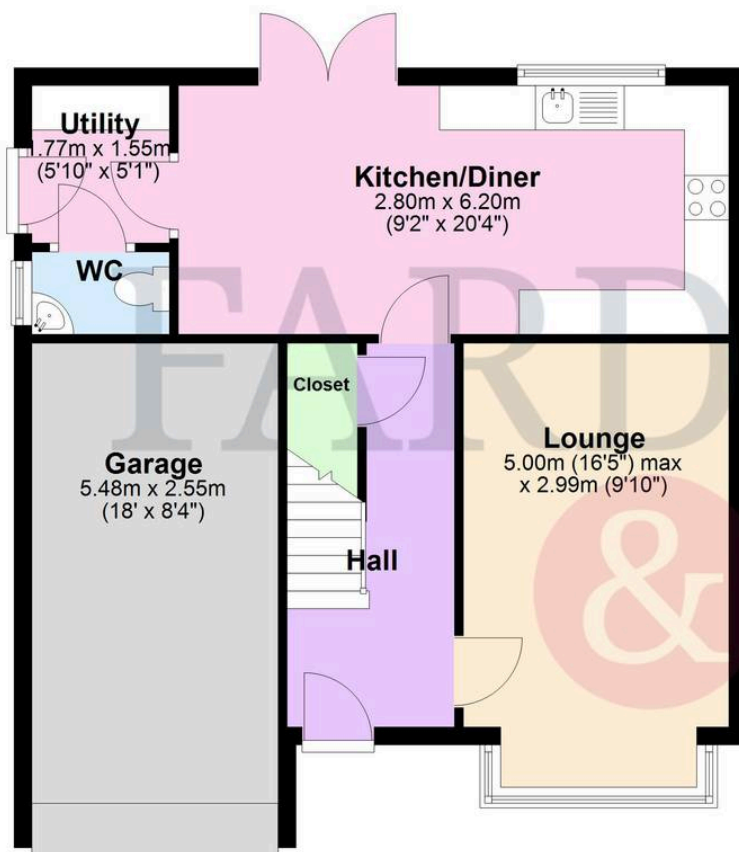
3 Parking Spaces

Two driveways to the front of the property.

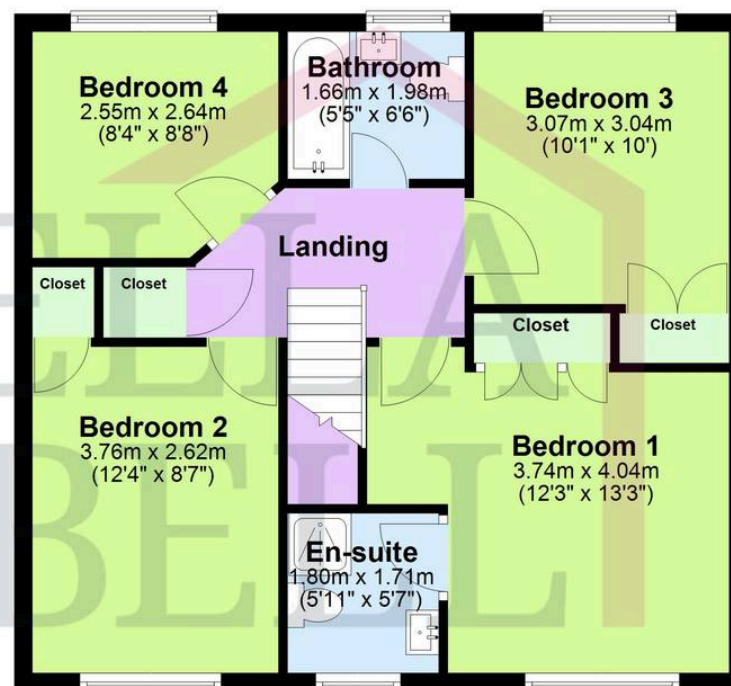
## EV CHARGING



## Ground Floor



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