

Because life is

Petty  
Real™

10 Clogg Head  
Trawden  
Colne  
BB8 8RX



For Sale

- Cottage
- Three Bedrooms
- One Bathroom
- Spacious Lounge
- Fully Fitted Kitchen

Reduced £289,950

- Conservatory
- Quiet Location
- Close To Amenities
- Near To Transport Links
- Viewings Recommended

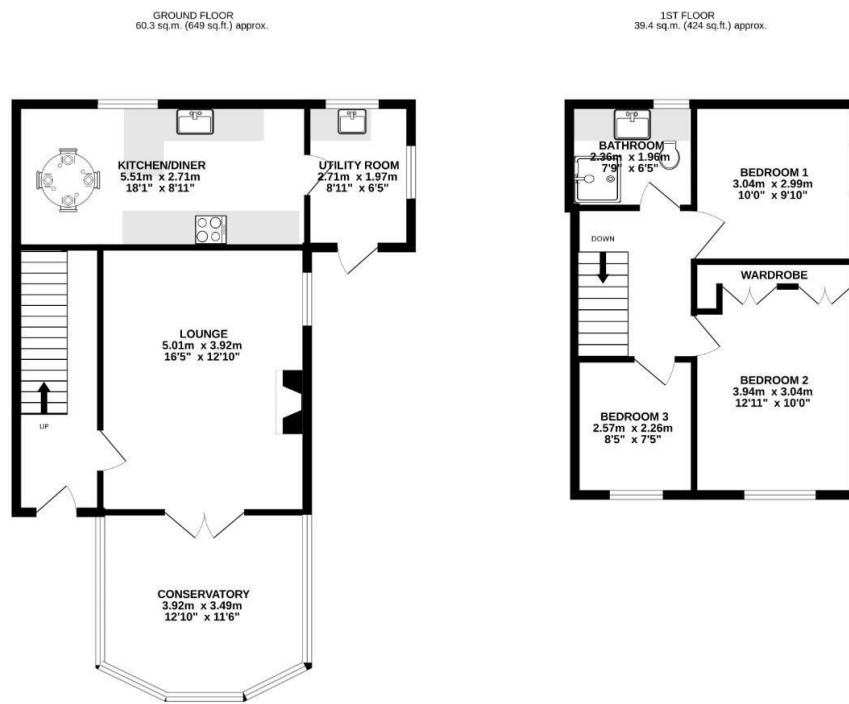


Experience modern and peaceful living at its finest with this ready to move into stone built cottage offering quiet surroundings and on the doorstep of open countryside with a local community bistro pub, library and community village store. Set in the heart of the village this property offers versatile living accommodation and is within easy reach of Colne Town Centre and access to transport links can be reached within a few minutes by car.

The property is arranged over two floors. The ground floor comprises lounge, conservatory, large modern kitchen/diner, and utility room. The spacious lounge features exposed wood beams and a gas fire with a marble surround with double doors leading in to the conservatory. The modern kitchen/diner is fully fitted and houses matching wall and base units, granite countertops, stainless steel sink, integrated hob with extractor fan, and built-in double oven with combi microwave. The Utility room houses matching cabinets with a contrasting worktop.

The second floor comprises two spacious double bedrooms, a bathroom and a single bedroom currently being used as a study. Bedroom one has the benefit of built-in wardrobes. The bathroom comprises a vanity unit with matching base units, a contrasting top with a wash basin, a shower cubicle, and a low-level W.C.

To the front and side of the property is private parking. The property benefits from the modern-day comforts of UPVC double glazing and gas central heating. Don't miss out on the chance to make this cottage your new home. Schedule a viewing today!



TOTAL FLOOR AREA: 99.7 sq.m. (1073 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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