

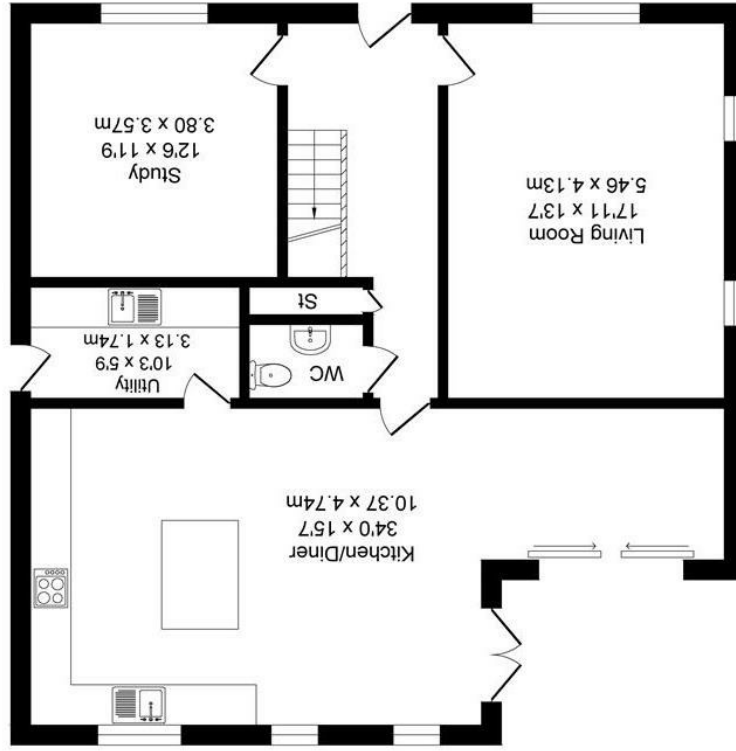


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

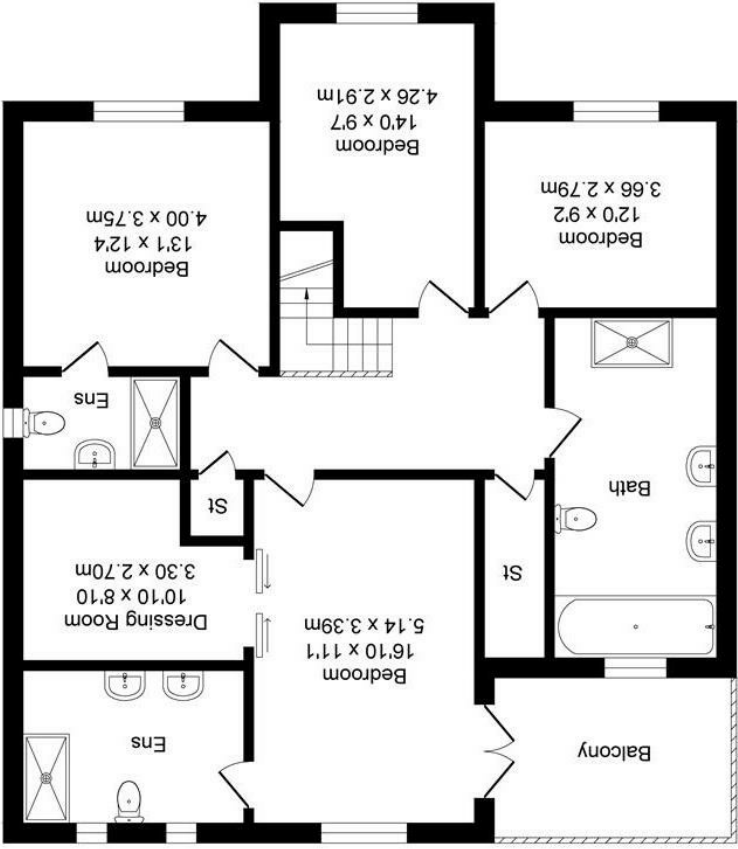
Garage  
Approx. Floor  
Area 285 Sq.Ft  
(26.5 Sq.M.)



Ground Floor  
Approx. Floor  
Area 1075 Sq.Ft  
(99.9 Sq.M.)



First Floor  
Approx. Floor  
Area 1122 Sq.Ft  
(104.2 Sq.M.)

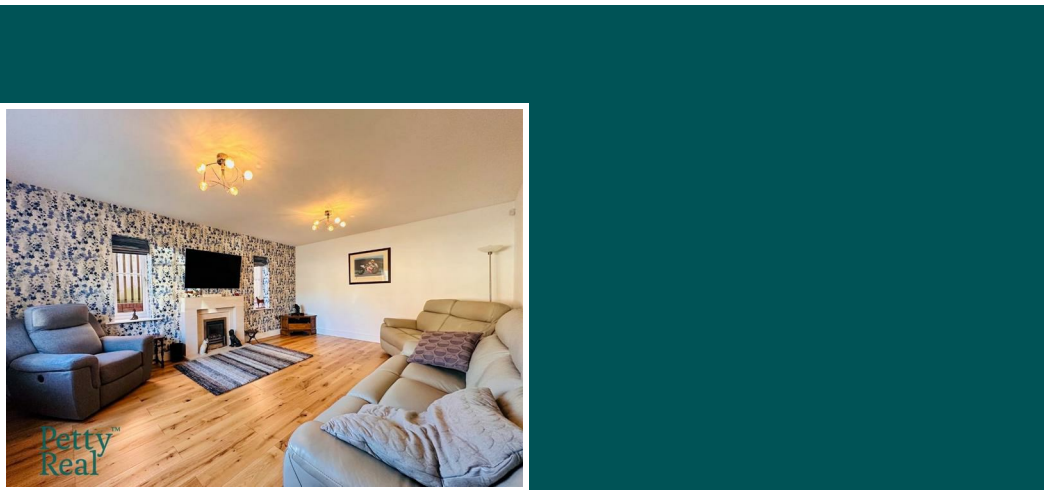


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Grenfell Gardens  
Total Approx. Floor Area 2482 Sq.ft. (230.6 Sq.M.)



£559,950



24 Grenfell Gardens

Colne  
BB8 9PL



Council Tax Band: G



A truly impressive detached home on this prestigious development on the edge of open countryside offering 2482 sqft of accommodation making this an ideal purchase for a family.

### MAIN DESCRIPTION

A truly impressive detached home on this prestigious development on the edge of open countryside yet convenient for all the bars, bistros and boutiques that the in-vogue village of Barrowford and the town of Colne have to offer. This development of detached executive homes has to be one of the most desirable places to live in the local area and we are sure you will agree. The property is constructed to an excellent standard with high quality fixtures and fittings and many extras have been installed to this family home.

The accommodation briefly comprises on the ground floor, an entrance hallway with Karndean flooring with ground floor cloaks having wash basin and wc. under the stairs, family sized lounge with oak floor flooring, living flame remote controlled modern gas fire and remote controlled blinds, superb office/study with built in desk & storage making this an ideal place for someone working from home. To the rear is a fantastic open plan living kitchen having doors leading onto the rear patio and garden area. There is an impressive range of soft close kitchen units with a wealth of integrated Neff appliances which includes fridge, freezer and dishwasher, double oven and built-in microwave, induction hob and extractor fan, feature island unit, tiled flooring with dual underfloor heating for the working & seating areas which can be heated separately, moulded Corian work surfaces and triple glazed windows overlooking the garden to the rear make this a superb family living space. Off the kitchen is a good sized utility room which has plumbing for washer & dryer leading to the driveway and double garage to the side.

To the first floor is a spacious landing which is accessed via an oak staircase with spindle balustrade. The master bedroom suite is an excellent double size with air conditioning and benefits from triple UPVC glazing, a superb walk in wardrobe/dressing room, luxury three piece en-suite shower room with underfloor heating and from this master suite patio doors leading to a good sized sun balcony overlooking the garden to the rear and surrounding countryside. There is a fantastic house bathroom with double walk in shower, Jacuzzi bath, twin wash basin, low level wc with feature mirrors, built-in tv screen, mood lighting throughout, fully tiled walls and flooring. There are three further bedrooms and a further en-suite.

Externally to the side of the property is a substantial block paved double driveway with parking for 4 cars leading to a detached double garage with lighting and power. To the rear is a private landscaped garden with artificial lawn and extended Indian stone patio area.

This is a modern detached executive home that requires an internal inspection for its size and quality to be fully appreciate and has the remainder of an NHBC warranty. An internal appointment can be arranged via our Colne office to view this impressive home.

View more about this property online....

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)

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