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PettyTM Real

17 Snell Grove
Colne
BB8 0QS



For Sale

Price £210,000

- Semi-detached dormer bungalow in a sought-after Colne location
- Entrance hallway leading to well-planned living accommodation
- Spacious lounge diner, ideal for family living and entertaining
- Modern fitted kitchen with a range of units and appliances
- Additional snug providing flexible living space

- Conservatory overlooking the garden, filled with natural light
- Ground floor shower
- Two well-proportioned double bedrooms to the upper level
- Driveway and garage offering off-road parking and storage
- Superb private rear garden with excellent seclusion and outdoor appeal



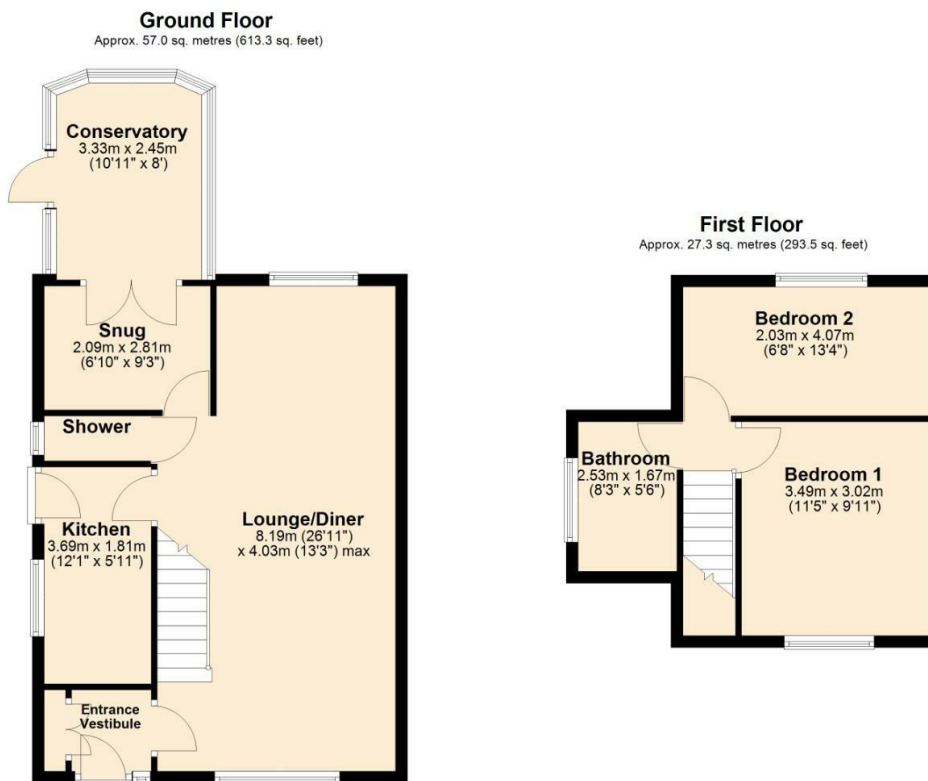
Nestled within a highly regarded residential area of Colne, this semi-detached dormer bungalow presents a superb opportunity for those seeking a versatile home with generous living space and beautifully maintained gardens. The property is well-proportioned throughout, combining practical design with a comfortable layout that caters to a wide range of buyers.

Upon entering, you are welcomed by an inviting hallway that leads into a spacious lounge diner, a bright and airy room perfect for both relaxation and entertaining. The modern fitted kitchen is well-equipped with a range of stylish units and appliances, while the adjoining snug provides a cosy additional reception space. Completing the ground floor is a shower room and a conservatory overlooking the rear garden, ideal for enjoying natural light all year round.

The first floor offers two generously sized double bedrooms, both well-presented and enjoying pleasant aspects. A three-piece bathroom suite serves this level, creating a practical and comfortable arrangement for family living or visiting guests.

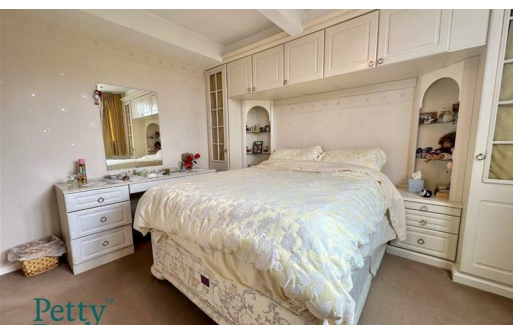
Externally, the property benefits from a driveway providing off-road parking and a garage for additional storage or secure vehicle space. The highlight of the home is the superb private rear garden, thoughtfully landscaped and offering an excellent degree of seclusion.

Well-positioned for access to local amenities, schools, and transport links, this charming home combines convenience with an impressive amount of space, making it an ideal choice for couples, families, or downsizers alike.



Total area: approx. 84.2 sq. metres (906.8 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



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