



Hilton &
Horsfall
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FOR SALE

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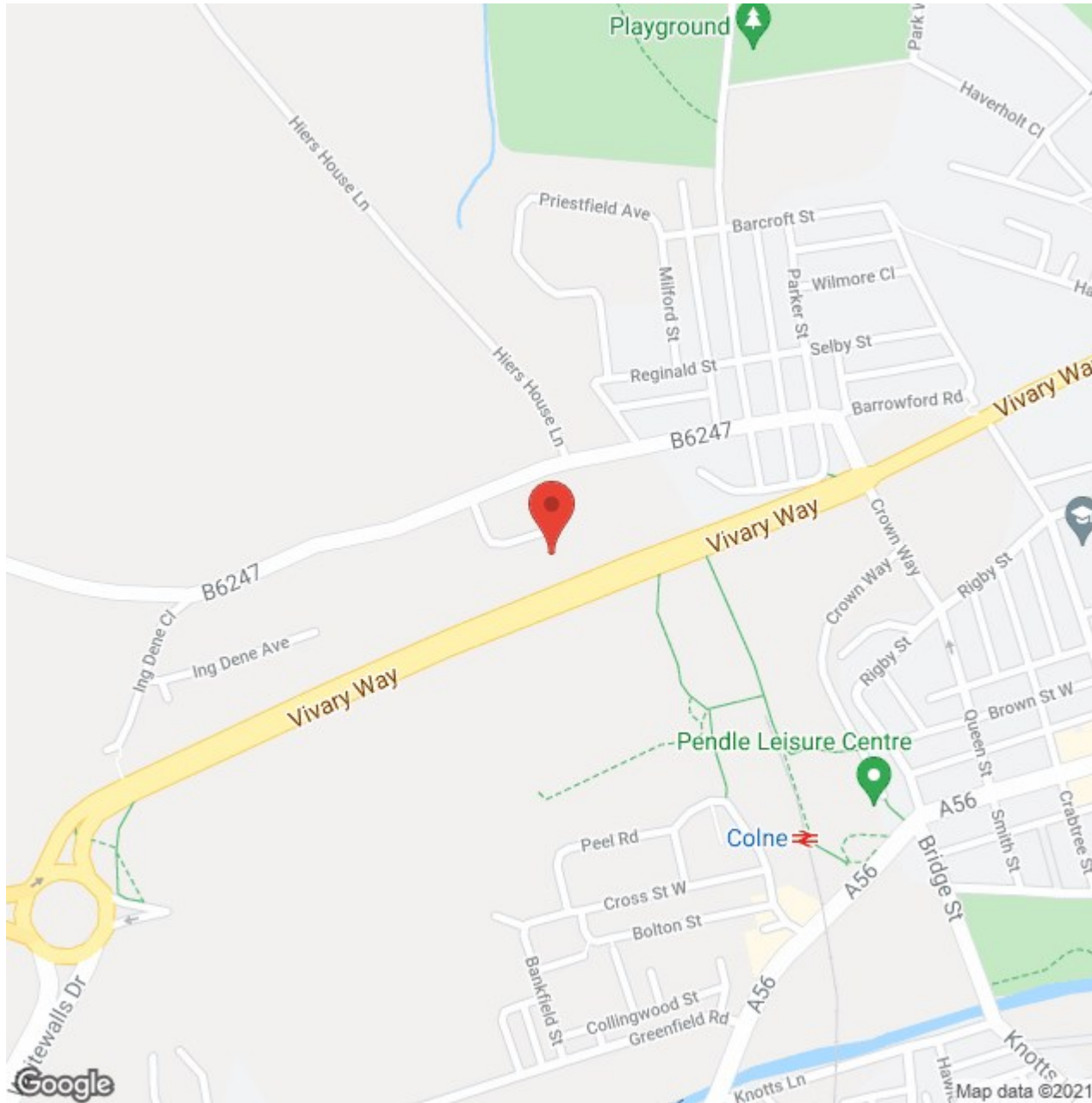
BB8 9QY

Netherheys Close, Colne

Offers In The Region Of £424,950

A spacious, 5 bedroom property located in a sought after area of Colne, close by to all local amenities and a short drive away to the M65 motorway giving easy access to Burnley, Preston, Manchester and beyond. Briefly comprising of: an entrance hallway with an open balustrade staircase leading to the first floor, a ground floor w.c., spacious living room to the front elevation, a large dining room and separate kitchen with a centre island, and a contemporary range of fitted units, inbuilt appliances and access to the utility room and the large integral double garage. On the first floor you will find five well proportioned bedrooms and a fantastic 4-piece bathrooms suite with a feature free standing bath as well as an en-suite bathroom. Externally to the front is a herringbone driveway leading to the garage and the front lawn. To the rear there is a large garden, patio area, raised decking and ample room for garden furniture. Early viewing is highly advised to avoid disappointment. Tax band F.







Lancashire

MAIN DESCRIPTION

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GROUND FLOOR

VESTIBULE

With a uPVC door leading through to the:

ENTRANCE HALLWAY

A spacious hallway with a smoke detector, open balustrade staircase to first floor landing and a large cloakroom.

LIVING ROOM 20'5" x 13'8" (6.239 x 4.168)

A spacious living room that comprises of 1x large uPVC double glazed window, 1x TV point, 1x radiator and double wooden doors that leads through to the study,

STUDY 9'9" x 9'8" (2.976 x 2.969)

Leading on from the living room there is a cosy study area with uPVC sliding doors leading out to the patio area and 1x radiator.

DINING ROOM 11'1" x 9'4" (3.388 x 2.867)

A spacious room which is perfect for hosting. With ample space for a dining table and chairs, 1x radiator and 1x large uPVC window overlooking the garden.

KITCHEN 16'3" x 9'5" (4.977 x 2.879)

Having a range of fitted wall and base units, 1x uPVC double glazed window to the rear elevation, centre island with storage, inset sink with a chrome mixer tap, integrated appliances and access through to the utility room.

UTILITY ROOM 9'10" x 3'8" (3.013 x 1.127)

Offering a range of fitted wall and base units, plumbing for a washing machine, plumbing for a tumble dryer, inset sink with a chrome mixer tap and 1x uPVC door leading onto the garden.

GARAGE 18'5" x 14'1" (5.633 x 4.315)

An integral double garage with an Alpha combi boiler, a small workshop area. electricity and 1x uPVC door to the side elevation.

DOWNSTAIRS W.C.

Useful downstairs w.c, wall mounted sink with chrome mixer tap, low level w.c and 1x uPVC window to the front elevation.

FIRST FLOOR/LANDING

With an open balustrade staircase leading up to the first floor with 1x radiator, access to the loft, 1x large uPVC window to the front elevation and a storage cupboard.

BEDROOM ONE 14'10" x 13'6" (4.529 x 4.126)

A stunning master bedroom that has 1x uPVC window to the front elevation, 1x radiator, built-in wardrobes and dressing table and access to the ensuite shower room.

EN-SUITE

A 3 piece ensuite with low level w.c, vanity sink with storage and chrome mixer tap, chrome heated towel rail, a walk in shower with glass screen and 1x frosted uPVC window.

BEDROOM TWO 14'7" x 10'2" (4.469 x 3.121)

A room of double proportions with 1x uPVC window to front elevation, built-in wardrobes and 1x radiator.

BEDROOM 3 14'1" x 10'0" (4.312 x 3.068)

A further double bedroom with built-in wardrobes, 1x uPVC window to the rear elevation and 1x radiator.

BEDROOM 4 14'2" x 7'9" (4.331 x 2.368)

A room of double proportions with 1x uPVC window to the rear elevation and 1x radiator.

BEDROOM 5 11'1" x 9'11" (3.398 x 3.047)

A well proportioned room with 1x radiator, a TV point, 1x uPVC window to the rear elevation and in-built storage.

BATHROOM

A 4 piece bathroom suite with fully tiled walls, tiled flooring, recessed spotlights, 1x chrome towel radiator, large walk-in shower, vanity sink with chrome mixer tap, low level w.c., a jacuzzi bathtub and 1x frosted uPVC window to the rear elevation.

EXTERNAL

Externally to the front of the property is a well-kept garden with a pathway leading to the front door. To the rear of the property there is a large patio area with ample room for outdoor furniture, mature bushes, space down the side of the house to fit a shed, a garden that is mostly laid to lawn and a decking area which is great for entertaining.

PUBLISHING

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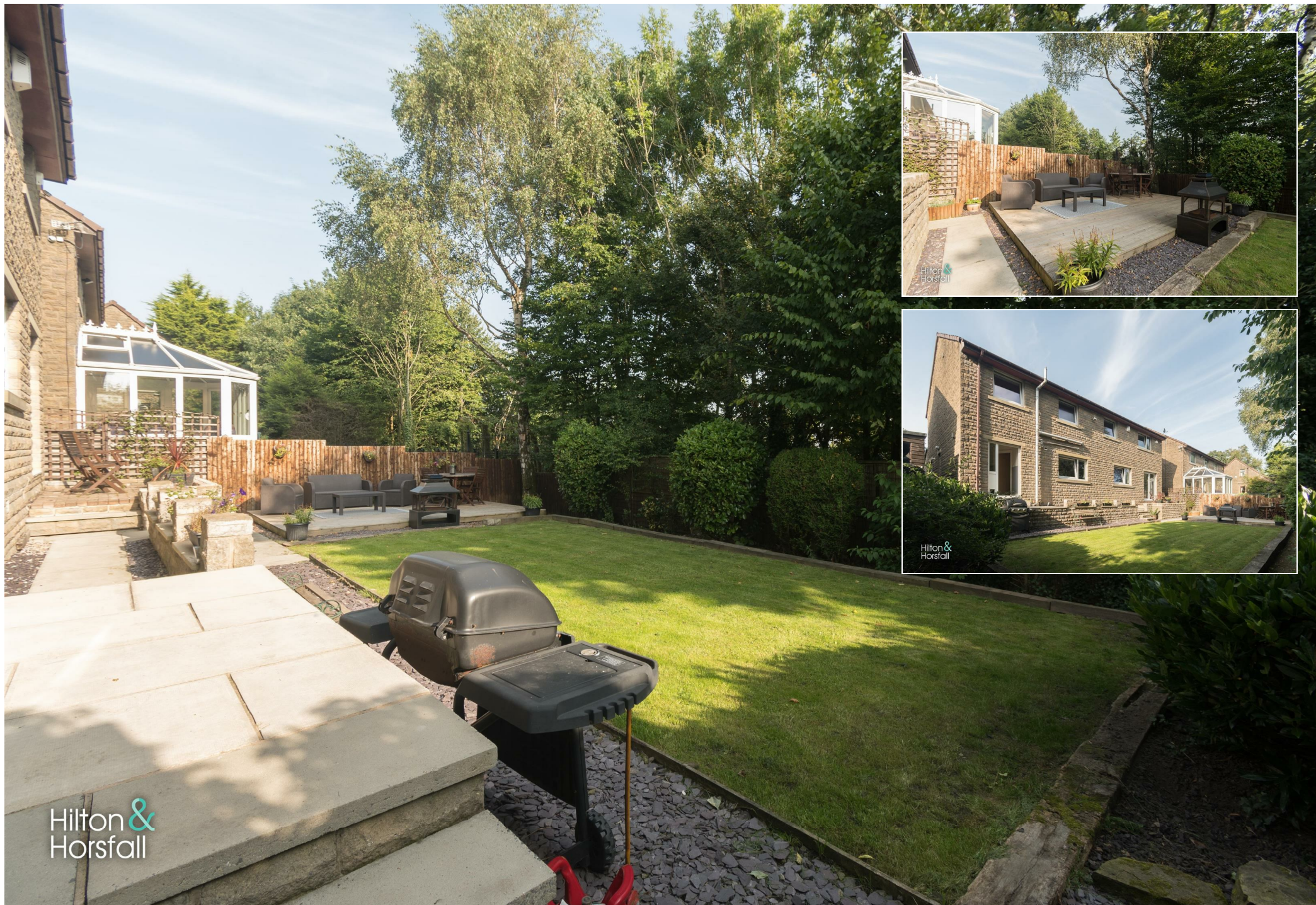
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OUTSIDE

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