





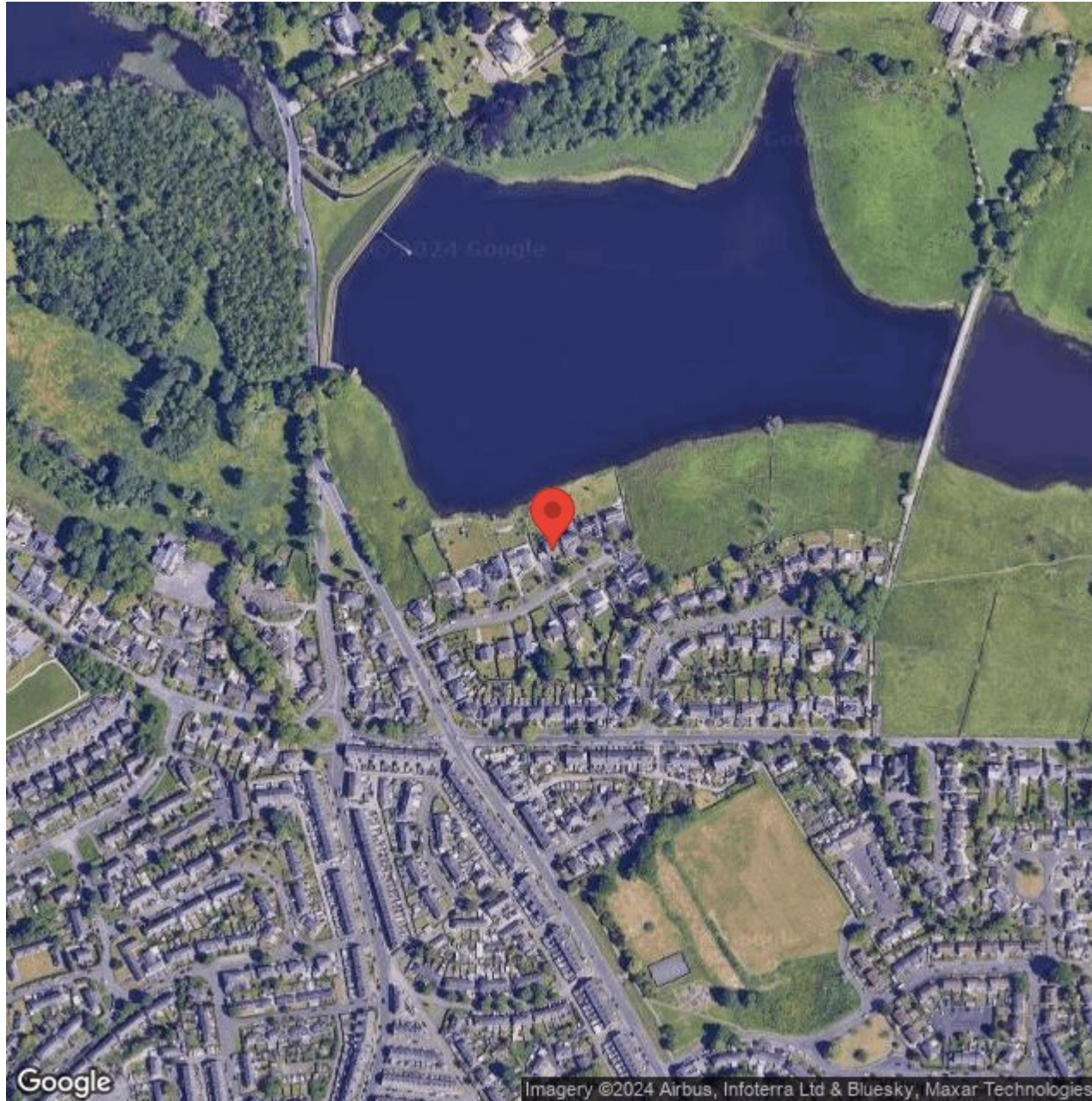
Hilton &  
Horsfall

BB8 7AU

## Coniston, Noyna View, Colne Offers In The Region Of £584,950

A large family home located in a highly desirable area on the outskirts of town, in a prime spot having spectacular views out towards Foulridge Reservoir. This well presented dwelling affords many noteworthy features and briefly comprises of: an entrance porch, entrance hallway, ground floor w.c, spacious living room located on the first floor with breathtaking views, fitted breakfast kitchen with inbuilt Neff appliances, utility room, dining room and integral garage. On the lower ground you will find four double bedrooms, a house bathroom and a shower room. Externally to the front elevation you have views towards Foulridge Reservoir, a mature lawn, driveway and access to the garage. To the rear elevation you will find an enclosed balcony with an artificial lawn and having views towards the reservoir. There is also a large garden. One not to be missed. Early viewing is advised to avoid disappointment. With local amenities, transport links, primary and secondary schools situated close by. Country walks right from the doorstep. Council Tax Band ' F'. Freehold.







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## Lancashire

A large family home located in a highly desirable area on the outskirts of town, in a prime spot having spectacular views out towards Foulridge Reservoir. This well presented dwelling affords many noteworthy features and briefly comprises of: an entrance porch, entrance hallway, ground floor w.c, spacious living room located on the first floor with breathtaking views, fitted breakfast kitchen with inbuilt Neff appliances, utility room, dining room and integral garage. On the lower ground you will find four double bedrooms, a house bathroom and a shower room. Externally to the front elevation you have views towards Foulridge Reservoir, a mature lawn, driveway and access to the garage. To the rear elevation you will find an enclosed balcony with an artificial lawn and having views towards the reservoir. There is also a large garden. One not to be missed. Early viewing is advised to avoid disappointment. With local amenities, transport links, primary and secondary schools situated close by. Country walks right from the doorstep. Council Tax Band ' F'. Freehold.

### GROUND FLOOR

With a uPVC double glazed front door leading into:

### ENTRANCE PORCH

With tiled flooring and a uPVC double glazed door leading into:

### ENTRANCE HALLWAY

Having coving, 1x radiator, telephone point, stairs leading up to the living room and a staircase down to the bedrooms. With access to:

### GROUND FLOOR W.C

A contemporary 2-piece suite comprising of: a push button w.c, Villeroy & Boch vanity sink with a mixer tap, access to the loft hatch, 1x chrome radiator, fully tiled walls, tiled flooring, spot lights and a frosted uPVC double glazed window to the front elevation.

### LIVING ROOM

A large family sized room with spectacular views over Foulridge Reservoir. Having coving, 2x radiators, television point, feature fireplace, tip & tilt patio door leading out to the balcony, a large uPVC double glazed window to the side elevation and a large uPVC double glazed window to the rear elevation offering breath taking views.

### DINING ROOM

A spacious room having ample space for a dining table / chairs, coving, 2x radiators, a uPVC double glazed window to the front elevation and a uPVC double glazed to the rear elevation overlooking Foulridge Reservoir.

### BREAKFAST KITCHEN

Offering a range of fitted wall and base units, contrasting work surfaces over, fitted breakfast bar, 1x radiator, integrated fridge, Neff integrated microwave oven, Neff integrated oven, Neff 4-ring induction hob, Neff air extraction hood over, spot lights, Neff integrated dishwasher, inset sink and a large uPVC double glazed window to the front elevation. With access through to:

### UTILITY ROOM

Having fitted base units, contrasting tops over, inset sink, access to the Worcester boiler, 3x inbuilt storage cupboards, plumbing for a washing machine, space for a tumble dryer and a uPVC double glazed window to the rear elevation. With access through to:

### INTEGRAL GARAGE

A spacious garage offering plenty of space for storage. Having power, lighting, up and over electric garage door, water supply, frosted window to the rear elevation and a uPVC double glazed door leading out to the garden.

### LOWER GROUND FLOOR

#### HALL

With an under stairs storage cupboard and access through to:

#### INNER HALL

Having 1x radiator and a uPVC double glazed door leading out the side elevation.

#### BEDROOM ONE

A room of double proportions having ample space for wardrobe / drawers, a large radiator and a uPVC double glazed window to the rear elevation overlooking Foulridge Reservoir.

#### BEDROOM TWO

Another room of double proportions having 1x radiator, space for wardrobes / drawers and a uPVC double glazed window to the side elevation.

#### BEDROOM THREE

Yet again a room of double proportions having 1x radiator, space for a wardrobe / drawer and a large uPVC double glazed window to the side elevation.

#### BEDROOM FOUR

A fourth room of double proportions currently utilised as a home office. Having 1x radiator and a uPVC double glazed window to the rear elevation with views towards Foulridge Reservoir.

#### HOUSE BATHROOM

A 4-piece suite comprising of: a large vanity sink, panelled bath, push button w.c, shower cubicle with rainfall head, tiled walls, spot lights, 1x radiator, 1x chrome towel radiator, fitted mirrored vanity cupboard and a frosted uPVC double glazed window to the side elevation.

#### SHOWER ROOM

A modern 3-piece suite comprising of: a walk-in shower, push button w.c, floating sink with mixer tap, tiled flooring, fully tiled walls, under floor heating, 1x chrome radiator, extractor fan, spot lights and a frosted uPVC double glazed window to the side elevation.

#### EXTERNALLY

Externally to the front elevation you have views towards Foulridge Reservoir, a mature lawn, shrubs, trees, driveway and access to the

garage. To the rear elevation you will find an enclosed balcony with an artificial lawn and having views towards the reservoir. There is also a large garden with a mature lawn, patio seating area, trees, shrubs and plenty of space for storage sheds / furniture. Perfect for use during the warmer months.

### 360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/noyma-view-colne>

### PUBLISHING

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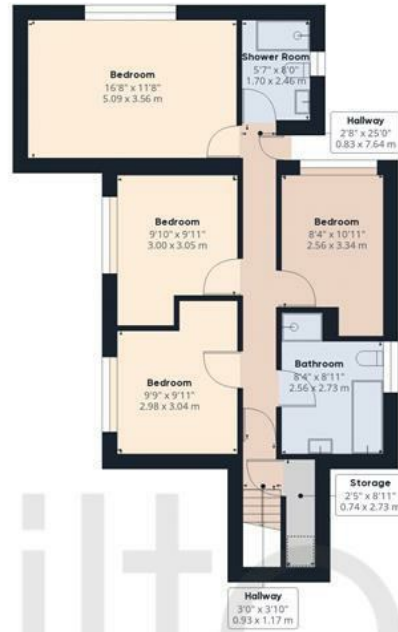


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## OUTSIDE

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Ground Floor



Floor 1


**Approximate total area<sup>(1)</sup>**

2128.17 ft<sup>2</sup>  
197.71 m<sup>2</sup>

**Reduced headroom**

5.81 ft<sup>2</sup>  
0.54 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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