



Hilton &
Horsfall

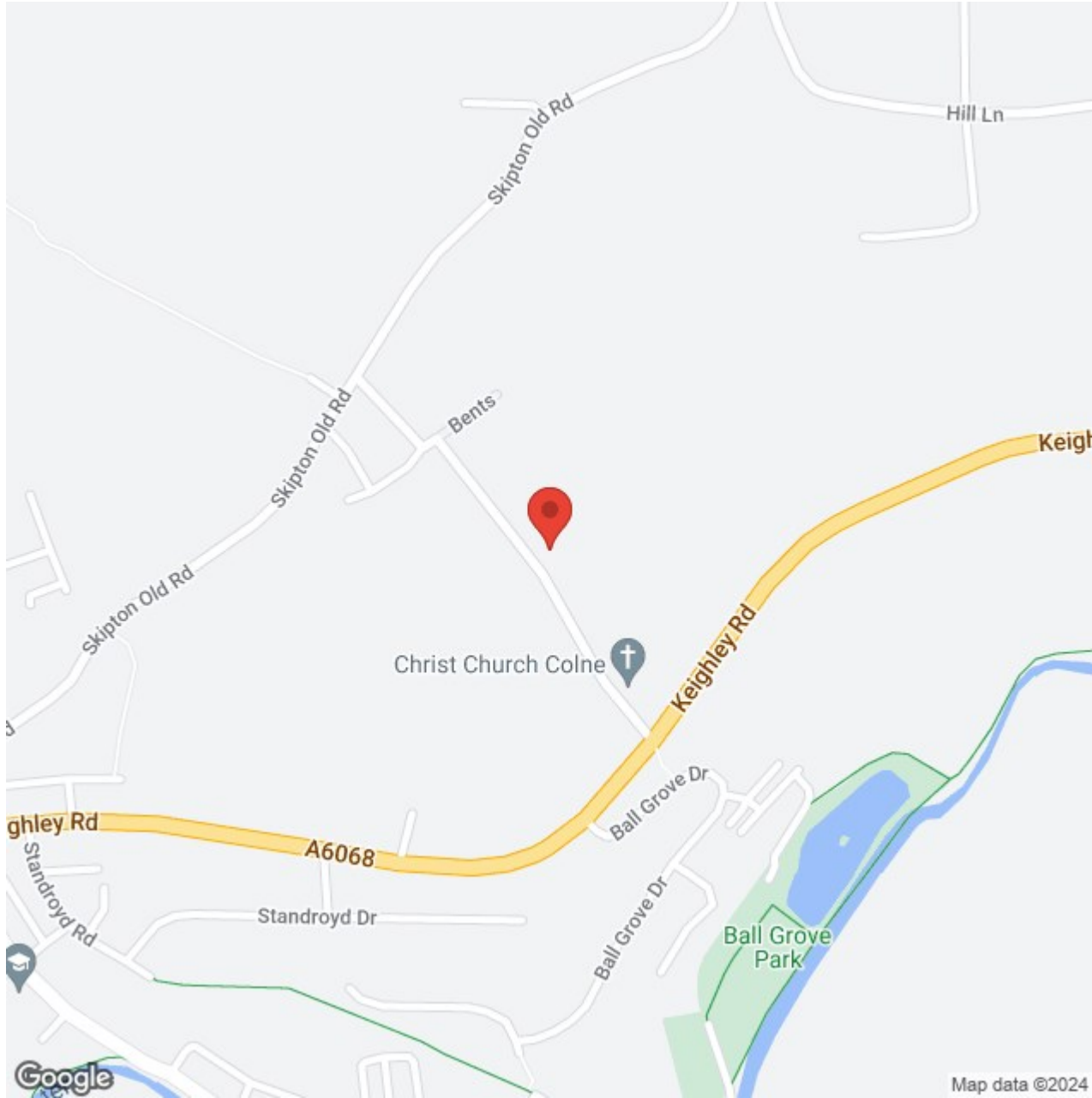
BB8 7AA

Robins Hill, Bent Lane, Colne

Offers In The Region Of £474,950

An excellent opportunity to purchase this beautiful THREE bedroom detached bungalow positioned on a substantial plot and would be an ideal purchase for a growing family. The property is situated on the edge of Bronte country and is only a short drive from Wycoller, Foulridge and the Pendleside villages. Set in a popular residential area of Colne in close proximity to Bent Lane Tennis Club and Christ Church Primary School, this detached bungalow is positioned on a substantial plot. Comprising of: an entrance porch and hallway which is currently being used as a study leading through to the hallway. Accessed via the hallway is a family sized living room, large dining room, modern kitchen housing a large pantry. The hallway also leads to two spacious double bedrooms, one located to the front of the property with fitted storage cupboards, the master to the side boasting a walk-in wardrobe and three-piece en-suite and a five piece bathroom suite. There is also a five piece bathroom suite and a good sized single bedroom which leads out into a substantial garden room with open countryside views. Externally there is a tarmac driveway to the front with electric gates, leading to a detached garage and a large garden perfect for the spring and summer months. Freehold. Tax band E.







Lancashire

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ENTRANCE PORCH

With a uPVC double glazed door, a uPVC double glazed window to the side elevation and tiled flooring.

STUDY 5'8" x 9'9" (1.75 x 2.98)

Accessed from the entrance porch is a useful study with a 2x uPVC double glazed windows to the rear and side elevation and tiled flooring.

LIVING ROOM 15'2" x 14'11" (4.63 x 4.57)

A family sized living room with a large bay window, gas fire, television point, coving, wall lights, 1x radiator and a uPVC double glazed window to the side elevation.

DINING ROOM 9'9" x 20'6" (2.99 x 6.25)

A generously sized dining room with ample room for a large dining table and chairs, gas fire, built in storage cupboards, 1x radiator, wood effect flooring and 2x uPVC double glazed windows to the front and side elevation.

KITCHEN 13'10" x 14'7" (4.22 x 4.45)

A modern kitchen with a range of wall and base units and contrasting work tops over, integrated dishwasher, oven, grill and

four ring electric hob with extractor hood over. The kitchen also benefits from a Belfast sink, a large pantry, television point, tiled flooring, 1x radiator, 3x uPVC double glazed windows to the front and side elevations and a uPVC double glazed door leading outside where you will find the laundry room.

BEDROOM ONE 15'3" x 11'1" (4.65 x 3.391)

A spacious double bedroom with built in wardrobes, a walk in wardrobe, coving and a uPVC double glazed sliding door leading to the garden room.

ENSUITE 4'3" x 6'1" (1.31 x 1.86)

A three piece suite housing a shower cubical, vanity sink, push button w.c and a uPVC double glazed window to the side elevation.

BEDROOM TWO 15'3" x 12'9" (4.65 x 3.91)

Another bedroom of double proportion with fitted wardrobes, coving, vanity sink, 1x radiator and a uPVC double glazed window to the side elevation.

BEDROOM THREE 14'2" x 8'10" (4.34 x 2.70)

A good sized single room with fitted wardrobes, vanity sink, tiled flooring, 1x radiator and uPVC double glazed french doors leading to the garden room.

GARDEN ROOM 28'4" x 7'6" (8.64 x 2.30)

A spacious garden room with ample room for furniture, 2x skylights, 1x electric heater and uPVC french doors leading outside.

BATHROOM 9'10" x 10'2" (3.01 x 3.10)

A five piece bathroom suite with a shower cubical, panelled bath, pedestal sink, w.c, bidet, 1x radiator, built in storage, fully tiled walls, tiled flooring and a frosted uPVC double glazed window to the side elevation.

LAUNDRY ROOM 9'4" x 5'3" (2.86 x 1.62)

Accessed from outside via a solid hard wood door the laundry room boasts plumbing for a washing machine and dryer, tiled flooring and 2x double glazed solid hard wood windows to the front and side elevation.

GARAGE 16'0" x 19'10" (4.89 x 6.07)

A detached double garage with manual up and over door, power and lighting.

EXTERNALLY

To the front of the property are electric gates leading to a tarmac driveway offering off road parking for several cars. To the rear is a shed and a south west facing large lawned area with open countryside views.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/bent-lane-colne>

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OUTSIDE

To the front of the property are electric gates leading to a tarmac driveway offering off road parking for several cars. To the rear is a shed and a south west facing large lawned area with open countryside views.





Approximate total area¹⁰
 1881.54 ft²
 174.8 m²

Excluding balconies and terraces

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

Ground Floor Building 1





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