



Hilton &
Horsfall

BB8 9PL

Grenfell Gardens, Colne

Offers In The Region Of £569,950

- Detached Family Home • Four Bedrooms • Landscaped Garden • Large Driveway • Detached Double Garage • Stunning Throughout

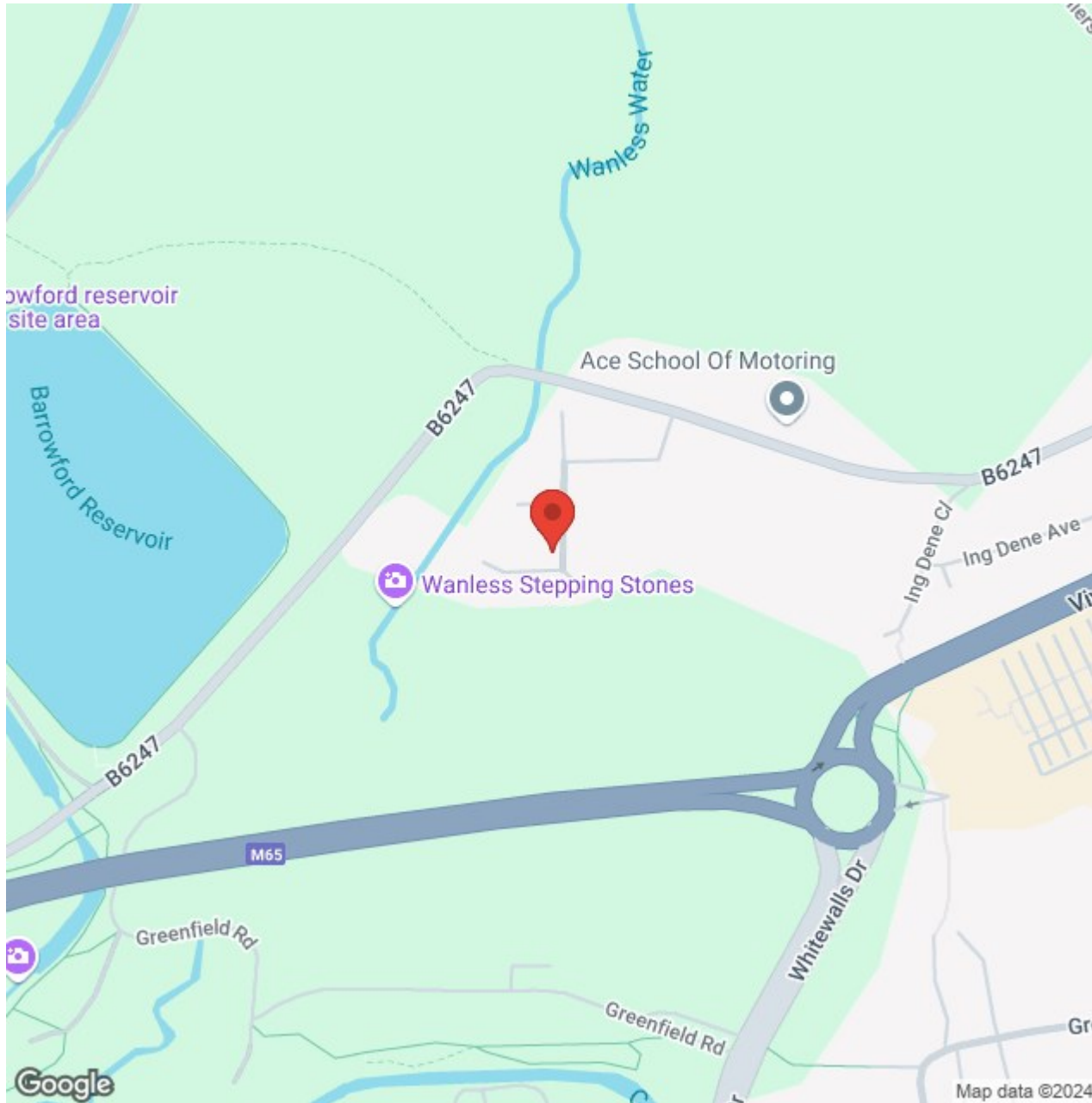
A fantastic opportunity to acquire this FOUR bedroomed detached home situated on a highly sought after development located on the outskirts of Colne and on the border of Barrowford. With local amenities and the M65 motorway within a five minute drive away, yet sat in a quiet semi rural spot. This family sized home is set in an idyllic plot, private and tucked away on the ever so popular estate. Affording many noteworthy features and briefly comprising of: a grand reception hallway with an oak balustrade staircase leading to the first floor / landing, family sized living room, a useful ground floor w.c, a well presented office/study, fitted breakfast kitchen with inbuilt appliances with open plan access to the dining room and a utility room. On the first floor you will find the master bedroom with patio doors overlooking the rear garden, access through to the three piece ensuite shower room. You will also find a further three well proportioned bedrooms and a stunning three piece house bathroom. Externally to the front elevation is a block paved driveway offering off road parking, a detached double garage, two mature lawns and a paved pathway leading to the composite front door. To the rear elevation is a large enclosed garden, offering laid lawn, flagged patio seating area, ample space for outdoor furniture. Perfect for use during the summer months. Freehold. This is one not to be missed. Early viewing is highly advised to appreciate all this property has to offer.

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Lancashire

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GROUND FLOOR

With a composite front door leading into:

ENTRANCE HALLWAY

A spacious, light and airy entrance hallway with wood flooring, 1x radiator, an oak balustrade staircase leading up to the first floor / landing.

LIVING ROOM 19'5" x 11'6" (5.92m x 3.51m)

A spacious family living room offering a uPVC double glazed bay fronted window, 2x radiators, a large uPVC double glazed windows to the rear elevation, log burner fire set within a feature fireplace, wood flooring, fitted book shelf, and television point.

STUDY 10'4" x 7'7" (3.16m x 2.32m)

A well presented study room having wood flooring, 1 central heating radiator, uPVC double glazed bay fronted window, uPVC double glazed window to the side elevation, and a fitted desk.

GROUND FLOOR WC 4'7" x 3'8" (1.41m x 1.12m)

A 2-piece suite comprising of: a push button w.c, pedestal sink with a chrome mixer tap, extractor fan, and tiled flooring.

BREAKFAST KITCHEN 13'10" x 29'5" (4.22m x 8.99m)

A family sized open plan breakfast kitchen which is ideal for hosting. Offering a range of fitted wall and base units, contrasting granite work surfaces over, integrated Neff 50/50 fridge / freezer, integrated Neff oven, integrated Neff grill, integrated Neff dishwasher, porcelain tiled flooring, inset sink with a chrome mixer tap, x2 uPVC double glazed window to the rear elevation, Neff 4-ring induction hob, chrome extraction hood over, recessed LED spot lights, fitted breakfast bar, under stairs storage cupboard. With open plan access to the sitting area, dining room and the utility room.

DINING ROOM 8'7" x 10'7" (2.63m x 3.24m)

A bright and airy dining room having 1 central heating radiator, uPVC double glazed window to the side elevation, porcelain tiled flooring, and ample space for dining table and chairs.

SITTING AREA 13'10" x 29'5" (4.22m x 8.99m)

Overlooking the rear garden and making most of the natural sun light. Open plan to the breakfast kitchen. With porcelain tiled flooring, recessed LED spot lights and 2x uPVC double glazed glass french doors leading out to the garden.

UTILITY ROOM 5'2" x 5'8" (1.59m x 1.73m)

With fitted wall and base units, contrasting work surface over, inset sink with a chrome mixer tap, porcelain tiled flooring, plumbing for a washing machine, plumbing for a tumble dryer and a uPVC double glazed door leading out to the rear garden.

FIRST FLOOR / LANDING

With 1x radiator, airing cupboard with access to the BAXI boiler and water tank, and loft hatch.

BEDROOM ONE 17'8" x 11'10" (5.40m x 3.61m)

A spacious master bedroom having recessed LED spot lights, x3 uPVC double glazed window with two to the side elevation and one to the front, fitted wardrobes, x1 central heating radiator and x1 wall mounted radiator, wall mounted television point, x2 uPVC double glazed glass french doors overlooking the rear garden, and giving access through to the ensuite shower room.

LOUNGE AREA 13'1" x 9'10" (3.99m x 3.00m)

Open plan to the master bedroom with ample space for wardrobes and drawers/ sofas and chairs.

ENSUITE SHOWER ROOM

A 3-piece suite comprising of: a walk-in shower with glass screen around, push button w.c, pedestal sink with a chrome mixer tap, 1x chrome towel radiator, fully tiled walls and tiled flooring, uPVC double glazed frosted window, and recessed LED spot lights.

BEDROOM TWO 12'3" x 9'6" (3.75m x 2.92m)

A well proportioned second bedroom having uPVC double glazed window to the rear elevation, x1 central heating radiator, fitted wardrobes and ample space for bedroom furniture.

BEDROOM THREE 10'6" x 8'7" (3.21m x 2.64m)

A room of double proportion having fitted wardrobes, television point, x1 central heating radiator, and uPVC double glazed window to the front elevation.

BEDROOM FOUR 8'9" x 10'7" (2.67m x 3.23m)

Another room of double proportion having uPVC double glazed window to the rear elevation, x1 central heating radiator, and ample space for wardrobe and drawers.

BATHROOM

A stunning house bathroom comprising of: a push button w.c, pedestal sink with a chrome mixer tap, tiled bath with a chrome mixer tap, recessed LED spot lights, extractor fan, 1x chrome towel radiator, uPVC double glazed frosted window to the rear elevation, walk in shower with glass screen around.

DETACHED DOUBLE GARAGE 16'3" x 16'4" (4.97m x 4.99m)

A detached double garage offering plenty of storage space. With an electrically operated sectional 'up and over' style garage door, recessed LED spot lights, fitted wall and base units, and electric points.

EXTERNALLY

Externally to the front elevation is a block paved driveway offering off road parking, a detached double garage, two mature lawns and a paved pathway leading to the composite front door. To the rear elevation is a large enclosed garden, offering laid lawn, flagged patio seating area, ample space for outdoor furniture. Perfect for use during the summer months.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/grenfell-gdns-colne>

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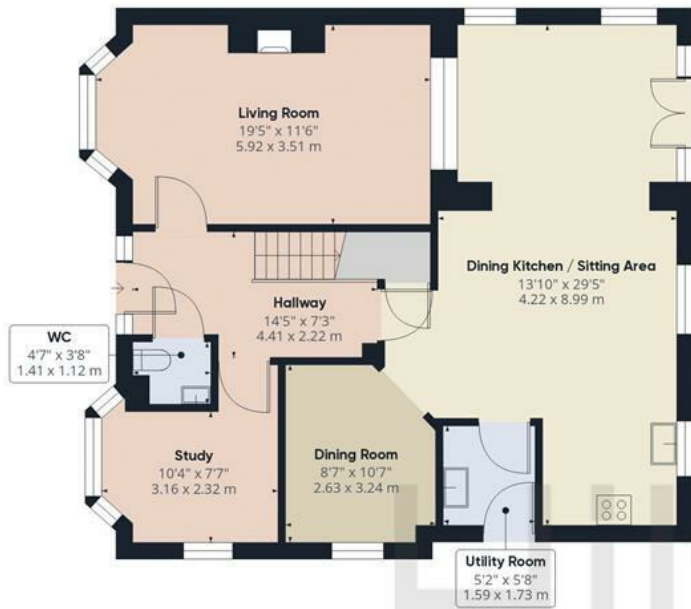
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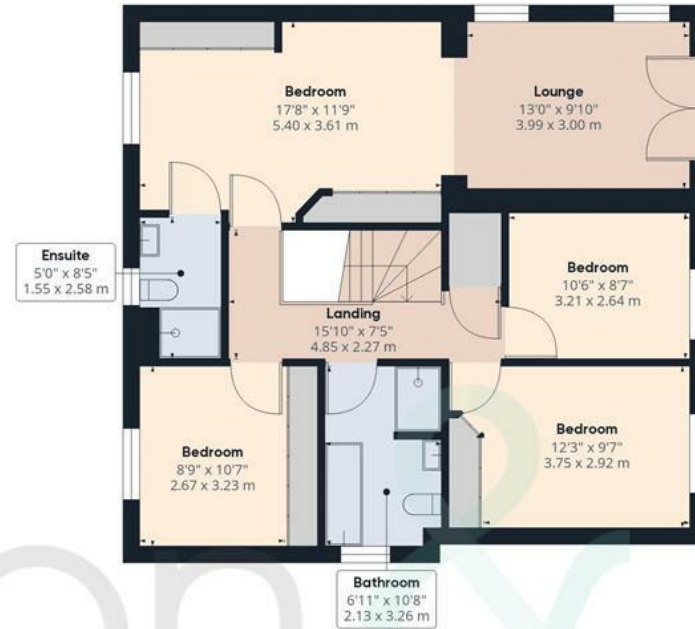
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OUTSIDE

Externally to the front elevation is a block paved driveway offering off road parking, a detached double garage, two mature lawns and a paved pathway leading to the composite front door. To the rear elevation is a large enclosed garden, offering laid lawn, flagged patio seating area, ample space for outdoor furniture. Perfect for use during the summer months



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2064.63 ft²
191.81 m²

(1) 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.

Calculations are based on RICS IPMS 3C standard.



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