





Hilton &  
Horsfall

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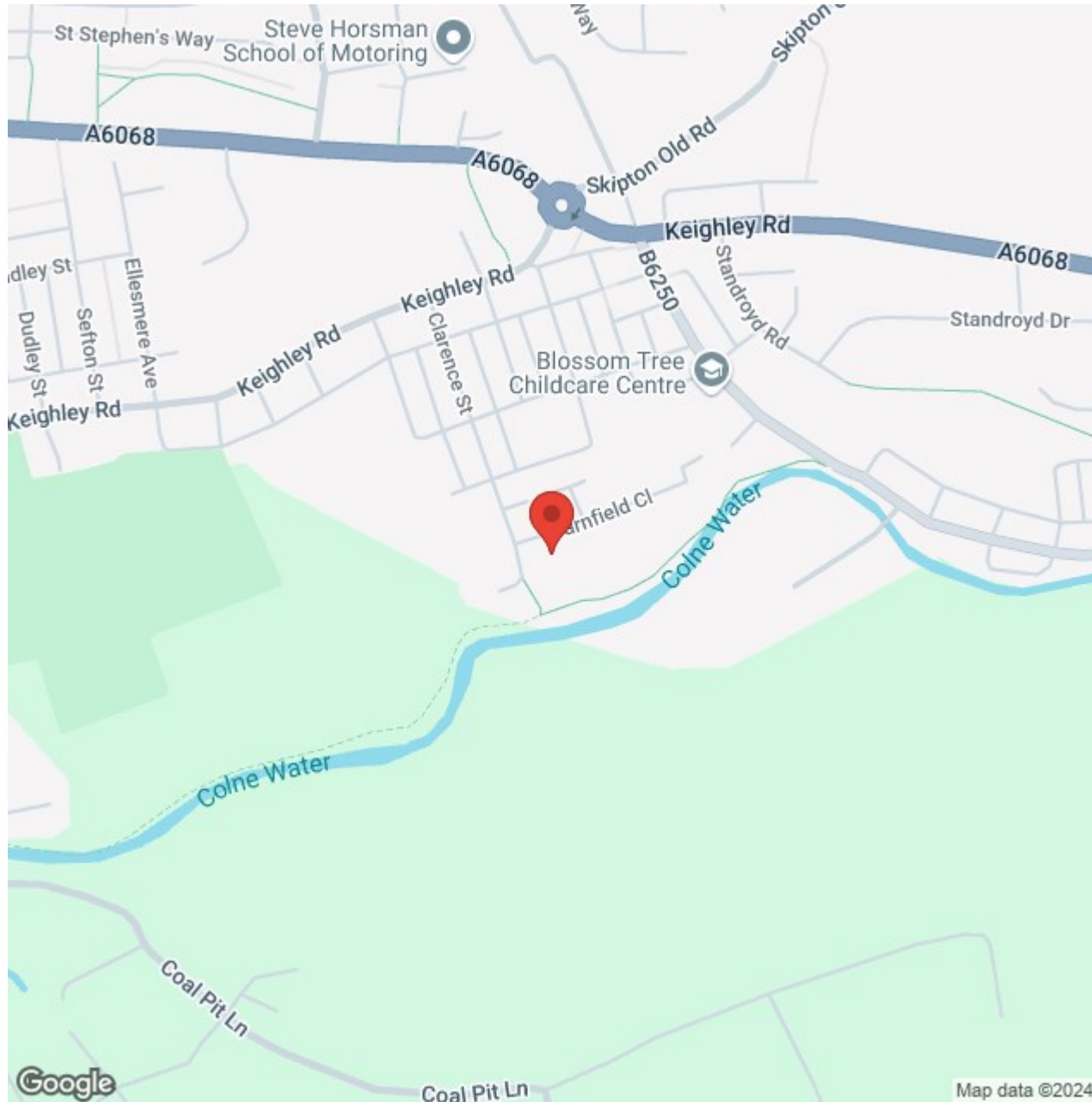
## Barn Field Close, Colne

### Offers In The Region Of £334,950

- Detached • Three Bedrooms • Two Bathrooms • Three Reception Rooms • Enclosed Rear Garden

This stunning THREE bedroomed dwelling located on a highly sought after estate in a popular area of Colne is situated conveniently close by to local amenities, transport links and good schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Burnley, Blackburn & Preston. This property has been maintained to a high standard throughout and briefly comprises of: a welcoming entrance hallway, three well proportioned bedrooms with the master having an en-suite shower room, a modern three piece bathroom suite, integral garage, family sized living room, spacious dining room, fitted breakfast kitchen, bright and airy conservatory, office room and a utility / w.c. Externally to the front elevation you will find a paved driveway leading up to the integral garage providing ample space for off road parking, pebbled area, mature shrubs and trees. To the rear elevation there is a two tiered split level South East facing garden having a laid lawn, shrubs and flowerbeds, flagged patio area with space for garden furniture and shed which is useful for storage purposes. Early viewing is highly advised to avoid disappointment.







# Lancashire

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## FIRST FLOOR / LANDING

On the first floor / landing you will find:

### BEDROOM ONE 10'0" x 11'5" (3.05m x 3.50m )

A bedroom of double proportions having fitted wardrobes and a vanity desk, ceiling coving, 1x central heating radiator, ceiling rose, door leading through to en-suite shower room and uPVC double glazed window to the rear elevation.

### EN-SUITE

A modern three piece en suite shower room comprising of: tiled flooring, part tiled walls, shower cubicle with rainfall shower head, sink in vanity unit with chrome mixer tap, push button w.c, heated chrome towel rack and uPVC double glazed frosted window to the side elevation.

### BEDROOM TWO 8'10" x 11'6" (2.70m x 3.52m )

Another bedroom of double proportions with fitted mirrored wardrobes, dado rail, ceiling coving, 1x central heating radiator, television point and uPVC double glazed window to the rear elevation.

### BEDROOM THREE 6'6" x 10'2" (2.00m x 3.11m )

Yet again a bedroom of double proportions with ceiling coving, dado rail, 1x central heating radiator, space for drawers and uPVC double glazed window to the front elevation.

## HOUSE BATHROOM

A beautifully presented three piece bathroom suite comprising of: wood effect flooring, panelled bathtub with chrome mixer tap, shower over and glass shower screen, tiled walls, sink in vanity unit with chrome mixer tap, push button w.c, heated chrome towel rack, recessed LED spotlights and uPVC double glazed frosted window to the side elevation.

### GARAGE 10'11" x 9'8" (3.34m x 2.96m )

Having full electrics and lighting, space for a tumble dryer, ample space for storage and access to Baxi boiler.

## GROUND FLOOR

On the ground floor you will find:

### LIVING ROOM 13'8" x 16'11" (4.19m x 5.18m )

A family sized living room having space for settees, television point, electric fire, ceiling coving, ceiling rose, 1x central heating radiator, 2x wall lights, double doors to the dining room and uPVC patio doors leading out to the rear garden.

### DINING ROOM 9'8" x 9'9" (2.96m x 2.99m )

Having ample space for a dining table and chairs, wood effect flooring, ceiling coving, 1x central heating radiator, open archway to kitchen and doors leading through to the sun room.

### SUN ROOM 11'1" x 11'6" (3.39m x 3.53m )

A bright and sun room having wood effect flooring, space for settees, 2x wall lights, television point, 1x central heating radiator and uPVC double glazed windows and doors to the rear elevation.

### KITCHEN 15'8" x 9'8" (4.79m x 2.97m )

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, tiled flooring, inset sink with chrome mixer tap, integrated Lamona oven / grill and 5 ring gas hob with chrome extractor hood above, integrated dishwasher, wine cooler, space for a freestanding fridge / freezer, ceiling coving, dado rail, recessed LED spotlights, 1x central heating radiator and uPVC double glazed window and door to the side elevation.

### UTILITY / W.C 6'7" 5'8" (2.03m 1.75m )

Comprising of: wood effect flooring, fitted base units, plumbing for a washing machine, push button w.c, pedestal sink with chrome mixer tap, ceiling coving, heated towel rack and an air extraction fan.

### STUDY ROOM 5'6" x 10'10" (1.70m x 3.31m )

Currently utilised as an office room with wood effect flooring, space for a desk and chair, 1x central heating radiator and uPVC double glazed window to the side elevation.

## 360 DEGREE VIRTUAL TOUR

<https://bit.ly/barn-field-close>

## EXTERNALLY

Externally to the front elevation you will find a paved driveway leading up to the integral garage providing ample space for off road parking, pebbled area, mature shrubs and trees. To the rear elevation there is a two tiered split level South East facing garden having a laid lawn, shrubs and flowerbeds, flagged patio area with space for garden furniture and shed which is useful for storage purposes.

## PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject

to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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## OUTSIDE

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Floor -1



Ground Floor

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

1453.02 ft<sup>2</sup>

134.99 m<sup>2</sup>

(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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