



Hilton &
Horsfall

BB8 8DH

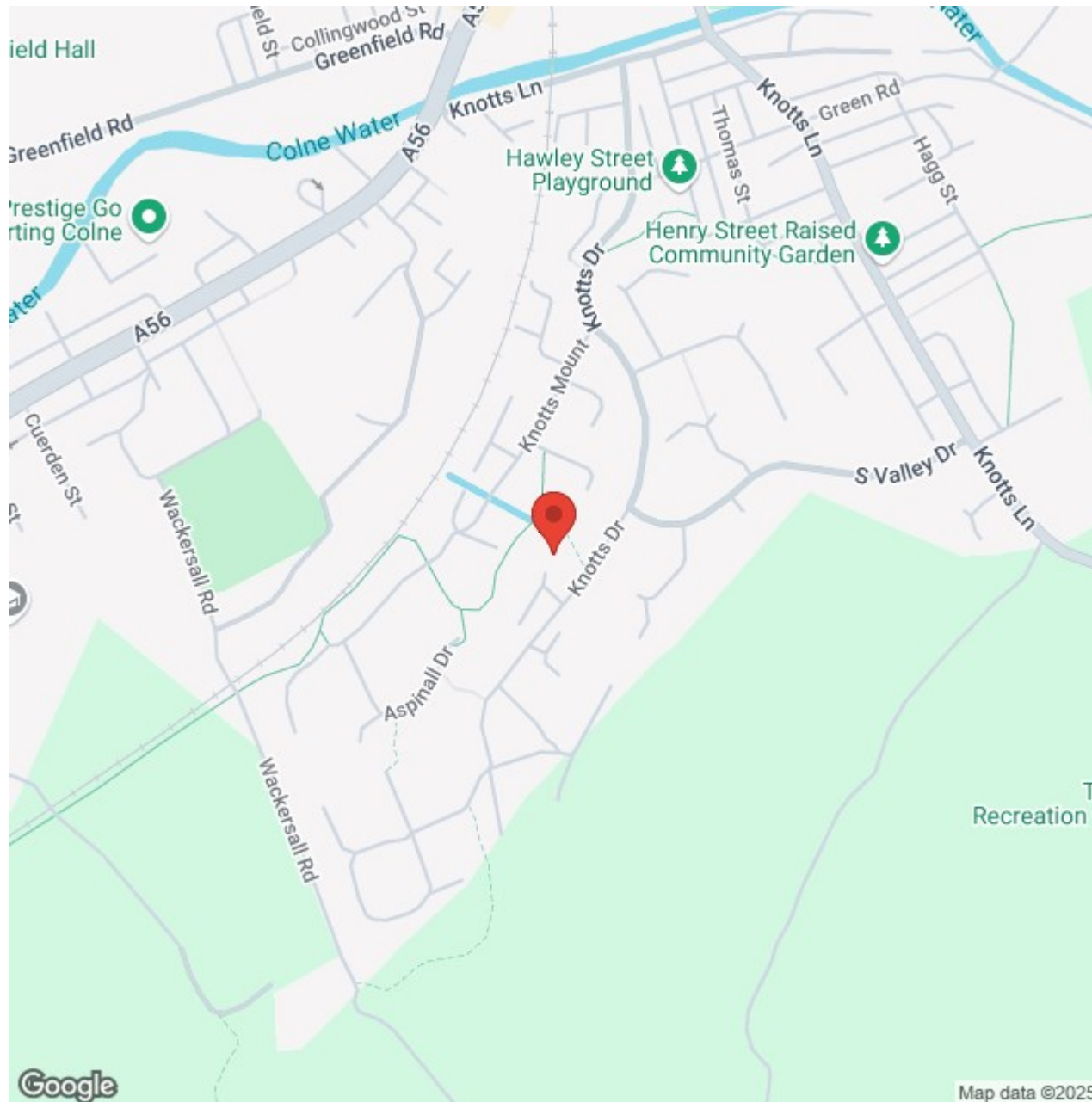
Knotts Drive, Colne

Offers In The Region Of £209,950

- Semi Detached Home • Three Bedrooms • Modern Fitted Kitchen • Conservatory • Garden • Driveway • Detached Garage

This immaculately maintained three-bedroom semi-detached home is situated in a desirable location, offering modern interiors and fantastic outdoor space. The property features a spacious living room, perfect for relaxing or entertaining, and a stylish breakfast kitchen, designed with functionality and style in mind. A bright and airy conservatory extends the living space, providing the perfect setting for dining, unwinding, or enjoying views of the garden. Upstairs, the three well-proportioned bedrooms are beautifully presented, offering comfort and versatility, while the contemporary bathroom is finished to a high standard.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALL

A welcoming entrance hallway with wood effect flooring, 1x central heating radiator, smoke detector, staircase to the first floor / landing and composite door to the front elevation,

LIVING ROOM 16'3" x 10'5" (4.97m x 3.20m)

A family sized living room with ceiling coving, space for settees, wood effect flooring, wall feature fireplace with gas fire set within, television point, 1x central heating radiator and uPVC double glazed window to the front elevation.

BREAKFAST KITCHEN 8'9" x 13'10" (2.67m x 4.23m)

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, inset sink with chrome mixer tap, integrated fridge / freezer, integrated Hotpoint oven / grill, Hotpoint 4 ring gas hob with chrome extractor hood above, tiled splash back, plumbing for a washing machine, under stairs storage cupboard and uPVC double glazed windows and patio doors leading through to the conservatory.

CONSERVATORY 8'10" x 13'0" (2.71m x 3.97m)

A bright and airy conservatory with wood effect flooring, space for a table and chairs, exposed brick wall feature and uPVC double glazed windows and patio doors to the rear garden.

FIRST FLOOR / LANDING

On the first floor / landing there is a loft hatch, smoke detector and an airing cupboard housing the water tank.

BEDROOM ONE 9'9" x 13'10" (2.98m x 4.24m)

A bedroom of double proportions with fitted wardrobes, space for drawers, 1x central heating radiator, television point, integrated storage cupboard and uPVC double glazed window to the front elevation.

BEDROOM TWO 9'1" x 7'8" (2.77m x 2.34m)

Another bedroom of double proportions with space for wardrobes, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 9'1" x 6'0" (2.78m x 1.85m)

Currently utilised as a walk in wardrobe with a fitted storage cupboard this room could double as a single bedroom having 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: tiled flooring, part tiled walls, panelled bath tub with chrome mixer tap, shower over and glass shower screen, pedestal sink with chrome mixer tap, push button w.c, 1x central heating radiator, shaving point, air extraction fan and uPVC double glazed frosted window to the front elevation.

EXTERNALLY

Externally, this home boasts a generous rear garden, thoughtfully designed with both lawn and patio areas, ideal for outdoor dining and family gatherings. The private driveway offers ample off-road parking, leading to a detached garage, providing excellent storage or potential for a home workshop. With its modern décor, move-in-ready condition, and excellent location, this property is perfect for families, first-time buyers, or those looking to downsize.

DETACHED GARAGE 18'0" x 9'5" (5.50 x 2.88m)

Ideal for storage and off road parking purposes.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/knotts-drive-colne>

PROPERTY DETAIL

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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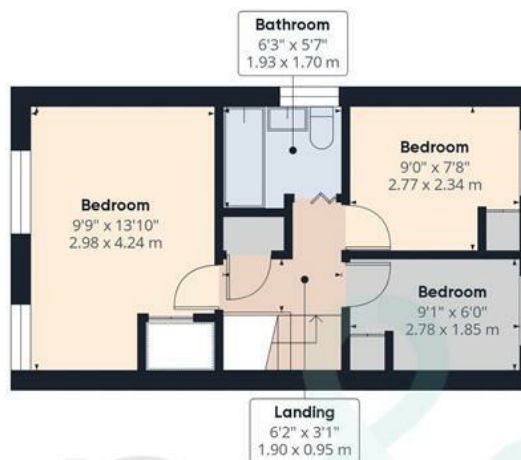
OUTSIDE

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

964.45 ft²

89.6 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. [hilton-horsfall.co.uk](https://www.hilton-horsfall.co.uk)
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. [hilton-horsfall.co.uk](https://www.hilton-horsfall.co.uk)
t. [01200 435667](tel:01200435667)