



Hilton &
Horsfall

BB9 8SF

Holme Lea, Norwood Avenue, Nelson

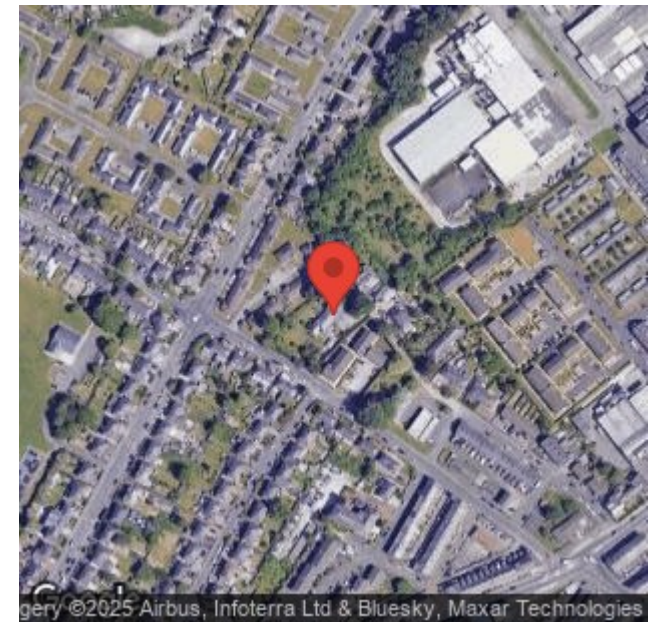
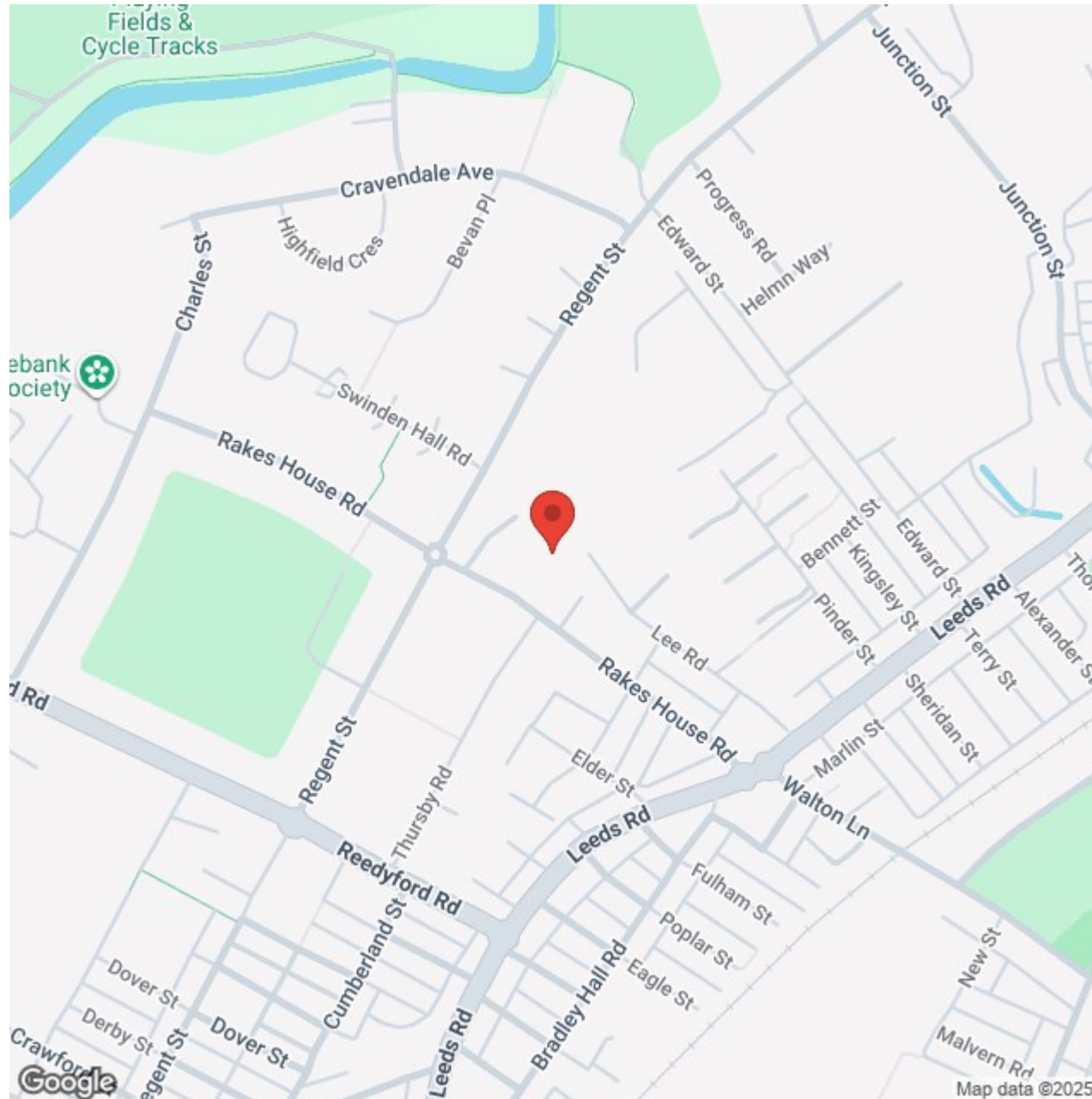
Offers In The Region Of £259,950

- Fully refurbished and extended two-bedroom bungalow
- Stylish open-plan kitchen, dining & sitting area
- Large plot with landscaped gardens & private parking
- Luxury bathroom with built-in infrared sauna
- Peaceful tucked-away position just off Norwood Road
- Immaculate condition throughout – move-in ready

Welcome to Holme Lea – a beautifully presented and fully refurbished two-bedroom semi-detached bungalow nestled within a generous private plot. This impressive home has been thoughtfully extended and upgraded throughout, offering a seamless blend of traditional charm and modern comfort. From the moment you step inside, it's clear that no expense has been spared, with high-quality finishes, stylish decor, and a functional layout that flows effortlessly from room to room.

Positioned in a tucked-away yet highly convenient location, Holme Lea benefits from landscaped gardens to the front, side, and rear, along with a spacious gravel driveway providing ample off-road parking. The property enjoys a peaceful setting with mature trees and fencing offering privacy and tranquillity —perfect for relaxing or entertaining outdoors.







Lancashire

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ENTRANCE HALLWAY

A bright and welcoming entrance with wood-effect flooring, high ceilings, and a charming stained-glass feature window above the front door, offering a lovely first impression.

LIVING ROOM 12'10" x 13'6" (3.93m x 4.14m)

A light-filled space with a large bay window overlooking the front garden, warm wooden flooring, elegant corning, and a central fireplace with stone surround—ideal for cosy evenings and entertaining guests.

OPEN PLAN KITCHEN / DINING / SITTING ROOM 17'11" x 15'2" (5.48m x 4.63m)

A striking and spacious heart of the home. The kitchen is fitted with contemporary two-tone shaker units, quartz worktops, integrated appliances, a feature range of floor-to-ceiling cabinets, and ample storage including a built-in wine rack. The dining and sitting area benefits from multiple windows and French doors that open directly onto the rear patio, creating a perfect indoor-outdoor flow.

BEDROOM ONE 11'3" x 9'8" (3.44m x 2.97m)

A generously proportioned double bedroom with a full wall of high-quality fitted wardrobes and a lovely outlook through the large window to the front. Finished in calming neutral tones with warm wood flooring.

BEDROOM TWO / HOME OFFICE 9'8" x 8'11" (2.95m x 2.72m)

Currently used as a stylish dressing area and workspace, this room features a bespoke fitted desk and storage, chic wallpaper, and a pleasant rear aspect—offering versatility as a second bedroom or hobby space.

LUXURY BATHROOM SUITE 12'0" x 7'1" (3.67m x 2.17m)

A standout feature of the home – this spacious and beautifully designed bathroom includes a curved walk-in shower, traditional pedestal basin, WC, and an impressive built-in infrared sauna. Finished with vibrant feature wallpaper, tongue and groove panelling, and timber-effect flooring.

UTILITY ROOM 4'4" x 9'8" (1.34m x 2.97m)

A practical space with worktop, base units, and plumbing for laundry appliances, along with a window for natural light and external access.

LOCATION

Ideally situated on a quiet, private lane just off Norwood Road in Nelson, Holme Lea offers excellent access to everyday amenities. It's just a short stroll to local shops, bus routes, and schools, making it an incredibly convenient place to live while enjoying a tucked-away, residential feel. The nearby towns of Barrowford and Colne offer further facilities, boutiques, eateries, and scenic walking routes.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/holme-lea-nelson/>

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your

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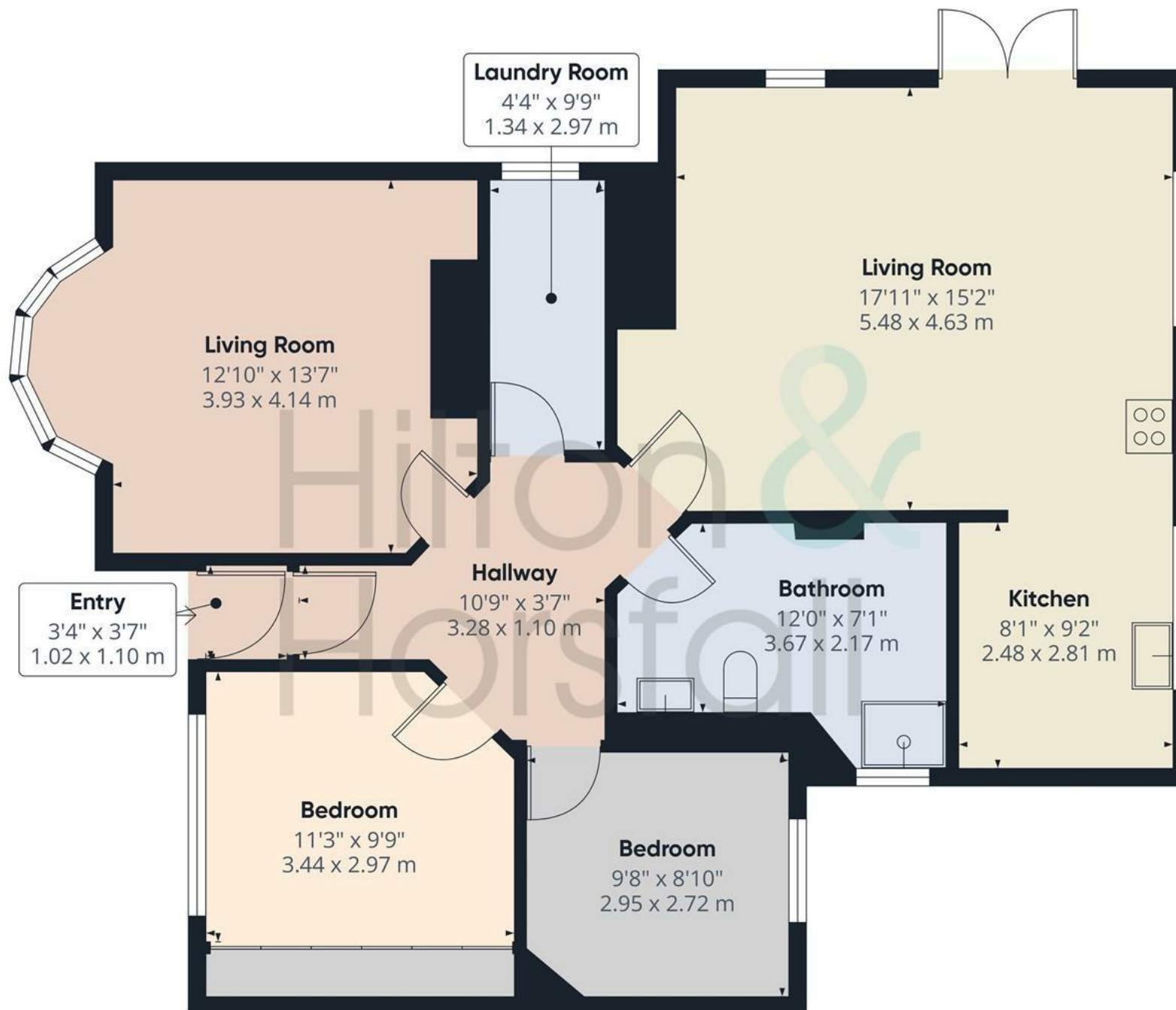
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OUTSIDE

Set within a generous plot, the home boasts low-maintenance landscaped gardens to three sides. The front garden is enclosed with a picket fence and gravelled with mature planting and decorative features. The side offers a large, paved patio area—perfect for entertaining, with plenty of space for outdoor dining and a BBQ setup. The rear garden is elevated with further gravelled areas, fruit trees, storage shed and a summerhouse. To the far end of the plot is a gated private driveway providing off-street parking for multiple vehicles.





Approximate total area⁽¹⁾

993 ft²

92.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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