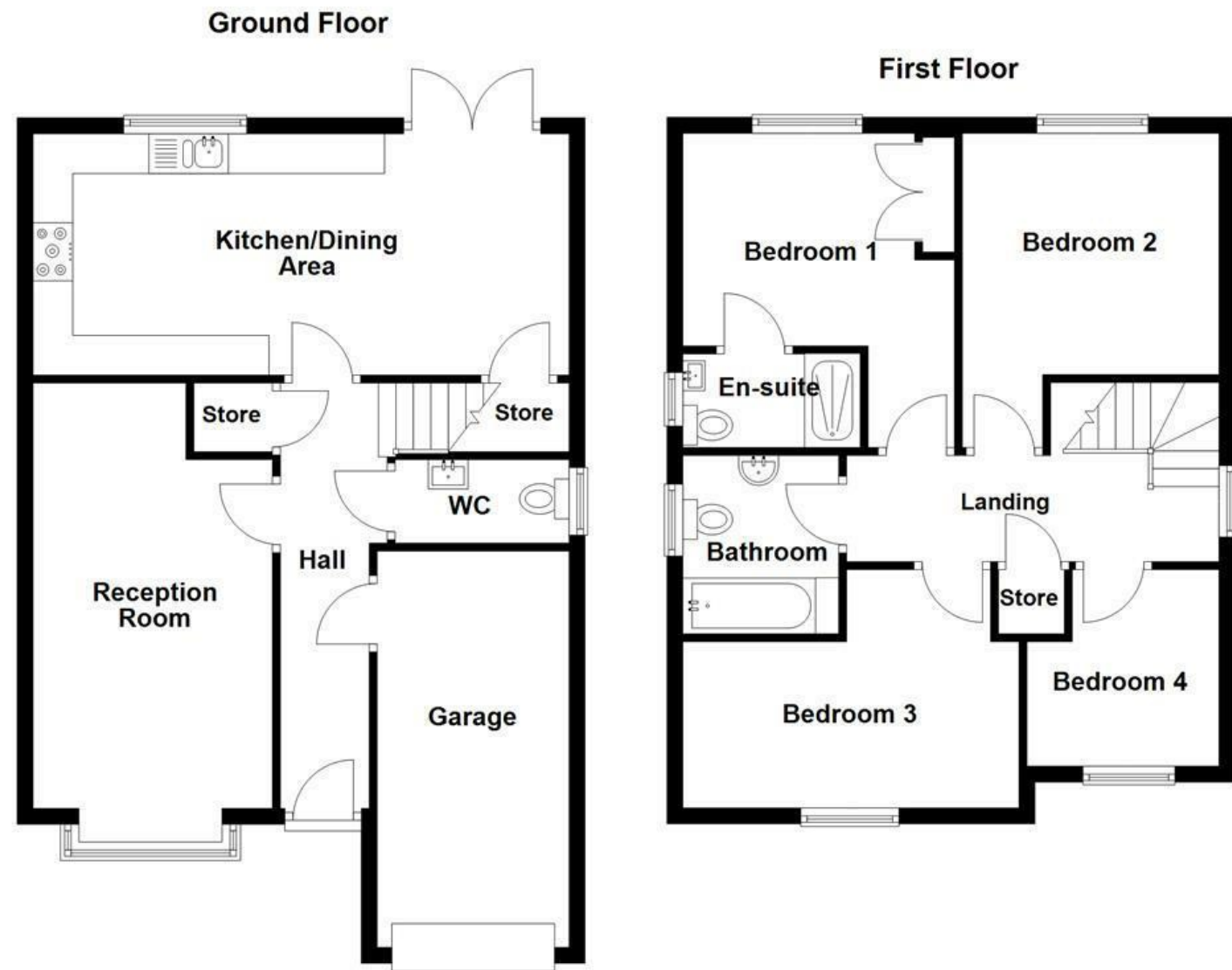




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Towler Drive, Colne, BB8 7GN

£425,000

A FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME

Located in the sought-after area of Towler Drive, Colne, this impressive four-bedroom detached family home offers a perfect blend of modern living and comfort. As you enter, you are welcomed into a spacious living area that provides an ideal setting for family gatherings and entertaining guests. The contemporary kitchen is fitted with high-quality appliances and seamlessly flows into the dining area, making it a delightful space for family meals. Bright French doors open up to a low-maintenance landscaped garden, perfect for enjoying the outdoors without the hassle of extensive upkeep.

The property boasts four generously sized double bedrooms, ensuring ample space for family members or guests. The master bedroom features an en suite shower room, providing a private retreat for relaxation. Additionally, a modern family bathroom serves the other bedrooms, designed with both style and functionality in mind.

This home is not only well-appointed but also situated in a desirable location, conveniently close to local schools, making it an excellent choice for families. With its combination of spacious interiors, contemporary design, and a lovely garden, this property is a fantastic opportunity for those seeking a comfortable and stylish family home in Colne.

Towler Drive, Colne, BB8 7GN

£425,000

 4  2  1  B

- Exceptional Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking and Integral Garage
 - EPC Rating B
- Four Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Two Bathrooms
 - Spacious Rear Garden
 - Council Tax Band E

Ground Floor

Entrance Hall

18'6 x 3'7 (5.64m x 1.09m)
Composite double glazed front door, central heating radiator, smoke detector, spotlights, doors leading to WC, reception room, kitchen/dining area, garage, storage and stairs to first floor.

WC

7'2 x 3'5 (2.18m x 1.04m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, partially tiled elevations, extractor fan, spotlights and wood effect laminate flooring.

Reception Room

17'6 x 9'11 (5.33m x 3.02m)
UPVC double glazed box bay window, two central heating radiators and television point.

Kitchen/Dining Area

22'2 x 9'11 (6.76m x 3.02m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect work surfaces and splashback, composite one and a half bowl sink and drainer with mixer tap, integrated high rise Siemens double oven, five ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, under unit lighting, spotlights, smoke detector, television point, under stairs storage, wood effect laminate flooring and UPVC double glazed French doors to rear.

Garage

16'4 x 7'11 (4.98m x 2.41m)
Power, lighting, Logic boiler and up and over garage door.

First Floor

Landing

15'4 x 4'0 (4.67m x 1.22m)
UPVC double glazed frosted window, central heating radiator, smoke detector, loft access, spotlights, doors leading to four bedrooms, bathroom and storage.

Bedroom One

13'0 x 10'10 (3.96m x 3.30m)
UPVC double glazed window, central heating radiator, fitted wardrobe and door to en suite.

En Suite

7'5 x 3'10 (2.26m x 1.17m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC,

Bedroom Two

13'5 x 9'10 (4.09m x 3.00m)
UPVC double glazed window and central heating radiator.

Bedroom Three

11'1 x 9'8 (3.38m x 2.95m)
UPVC double glazed window and central heating radiator.

Bedroom Four

8'6 x 8'1 (2.59m x 2.46m)
UPVC double glazed window and central heating radiator.

Bathroom

7'4 x 6'6 (2.24m x 1.98m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and rinse head, spotlights, extractor fan, partially tiled elevations and wood effect laminate flooring.

External

Rear

Enclosed garden with Indian stone paved patio, artificial lawn, stone chippings, enclosed hedges and summer house.

Front

Bedding, tarmac driveway and access to garage.



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