

14 Valley Mill Court, Colne

Colne

£369,950



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Set within a private courtyard, this impressive stone-built, five-bedroom semi-detached home offers generous and versatile accommodation arranged over three levels. With off-road parking, a garage, additional parking for up to three vehicles or a motorhome, and a delightful rear garden backing onto a beck, this is a fantastic home for a growing family. Local schools are also within a short walk.

The property has an interesting split-level layout. On entering, you are welcomed onto a floor with two generous double bedrooms. The main bedroom enjoys fitted wardrobes, attractive woodland views and a recently updated, ultra-modern en-suite. Finished with stylish brass fittings, the suite comprises a low-level WC, floating vanity hand wash basin and a walk-in shower with a full-length glass shower screen.

The second double bedroom on this level is currently used as a cosy snug but offers excellent flexibility and could equally make a spacious home office, playroom or another bedroom.

Upstairs, there are a further three double bedrooms, providing plenty of space for the whole family. The family bathroom comprises a low-level WC, pedestal hand wash basin and panelled bath with an overhead shower.

The lower ground floor is the heart of the home, offering a fantastic open-plan family living and entertaining space. Laminate flooring flows throughout the lounge and dining areas, creating a seamless feel. The lounge features a log-burning stove as its focal point, while patio doors open directly onto the rear garden.

The kitchen is arranged in a practical horseshoe design with matching deep-blue wall, base and drawer units complemented by contrasting work surfaces. There is a range of appliances, including a range-style cooker, dishwasher and freestanding fridge/freezer, along with ample room for a dining table. A further set of patio doors connects the kitchen directly with the garden, making the space ideal for family life and entertaining.

Also on the lower ground floor is a useful downstairs WC and adjoining utility room with plumbing for a washing machine and space for a tumble dryer.

Externally, a block-paved driveway leads to the single garage, which benefits from an electric door operated by remote fob. The garage also provides access through to the rear garden.

The rear garden offers a lovely combination of patio seating areas, established shrubs and flower beds, and a lawned garden, with an additional seating area positioned towards the rear



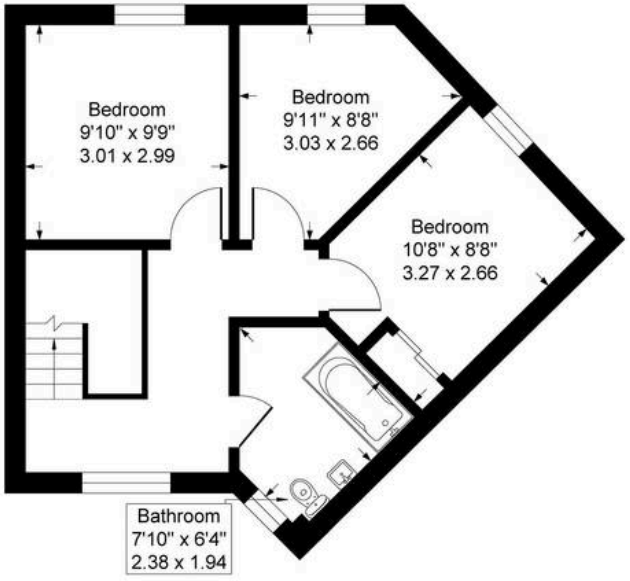






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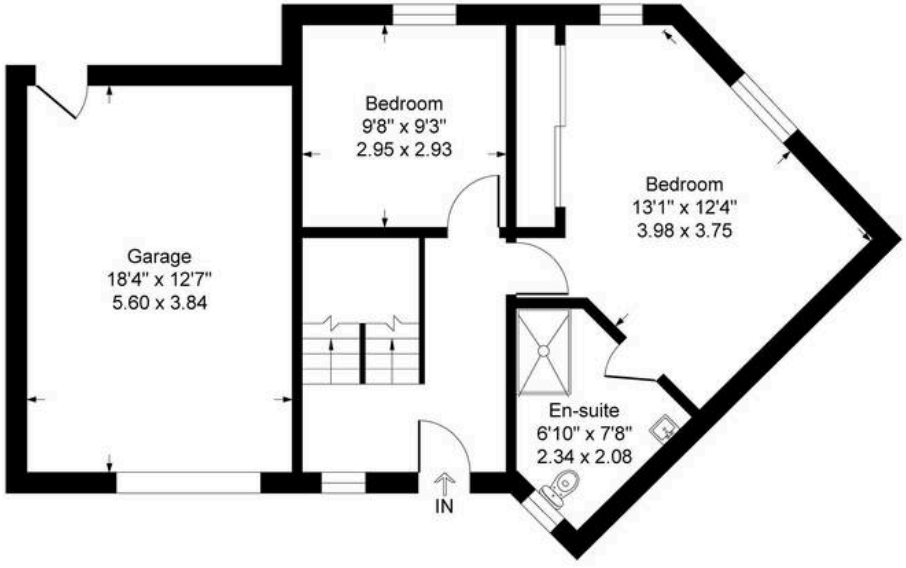
Approximate Gross Internal Floor Area = 164.1 sq m / 1766 sq ft
Reduced Headroom = 0.1 sq m / 2 sq ft



First Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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