

Because life is

Petty<sup>TM</sup>  
Real

6 Oak Mill Drive  
Colne  
BB8 0AJ



For Sale

- Superb location between Colne Town Centre and open countryside
- Short walk to Lake Burwain
- Built in 2019 with some building warranty still remaining
- Stylish matte grey modern kitchen with integrated appliances

Price £210,000

- Ground floor hallway with useful downstairs cloakroom
- Spacious rear living room with patio doors to the garden
- Two double bedrooms plus a well-sized single bedroom
- Newly updated modern three-piece bathroom suite
- UPVC double glazing and gas central heating throughout
- Double driveway and large rear garden with patio area



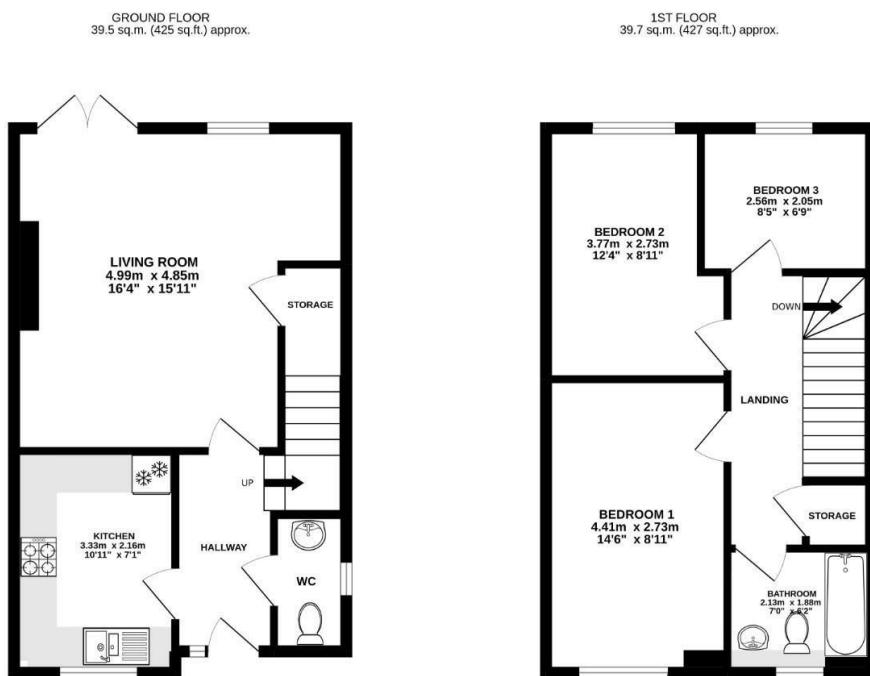
Located between Colne Town Centre, local amenities, and some of Lancashire's finest countryside, this attractive modern home offers the perfect balance of convenience and outdoor living. Positioned within a short walk of Lake Burwain. The property sits close to highly regarded schools, making it an excellent choice for a growing family.

Built in 2019, the home still benefits from a remaining building warranty and has been thoughtfully maintained and updated. The ground floor comprises a welcoming entrance hallway with stairs to the first floor and a convenient downstairs cloakroom with WC. To the front is a stylish matte grey kitchen featuring matching wall, base, and drawer units, complementary work surfaces, a stainless steel double bowl sink and splashback, and integrated appliances including a fridge/freezer, oven, and gas hob with extractor.

To the rear, a generous living room provides an ideal family space, complete with patio doors opening onto the garden and a large under-stairs storage cupboard.

The first floor offers a central landing leading to two spacious double bedrooms, a well-proportioned single bedroom, and a newly updated bathroom fitted with a modern three-piece suite including a low-level WC, vanity wash basin, and panelled bath with overhead shower.

The property includes gas central heating and UPVC double glazing. Externally, there is a double driveway to the front and a large rear garden, laid mainly to lawn with a patio area that continues along the side of the property.



**TOTAL FLOOR AREA: 79.2 sq.m. (852 sq.ft.) approx.**  
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