

4 The Meadows, Colne, BB8 7ET  
Price £315,000  
Council Tax Band: D



The Meadows is a beautiful street name that perfectly reflects this attractive three-bedroom detached bungalow, tucked away on a quiet and sought-after estate. Ideally located close to Foulridge Reservoir, countryside walks, and within easy reach of local shops and cafés.

Approaching the property, a block-paved driveway provides off-road parking and leads to the integral single garage, fitted with a manual up-and-over door. To the rear of the property is a stunning, modern fitted kitchen arranged in a practical horseshoe layout. Integrated appliances include an electric oven, grill, microwave, washing machine, and dishwasher. A wrap-around breakfast bar creates additional space for full length fitted kitchen cupboards and storage. Patio doors open out onto the rear garden and composite decking, seamlessly blending indoor and outdoor living.

The rear garden offers a peaceful and private setting, featuring composite decking, stone-flagged seating areas, and a fire pit. Designed for low maintenance, it still provides the perfect space for potted plants and entertaining family and friends.

To the front of the property, the spacious lounge is bright and welcoming, featuring a bay window and an elevated gas fire that creates a striking focal point. Karndean flooring runs through the lounge, enhancing the sense of flow and quality throughout the home.

The hallway leads to three well-proportioned double bedrooms. The front-facing bedroom benefits from a bay window allowing in an abundance of light, while the two rear bedrooms enjoy views over the garden. The contemporary three-piece bathroom comprises a low-level WC, a cabinet hand wash basin with an illuminated mirror, and a walk-in rainfall shower with a sleek glass screen.



# Farrar & Forbes

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