





Hilton &  
Horsfall

BB8 9PL

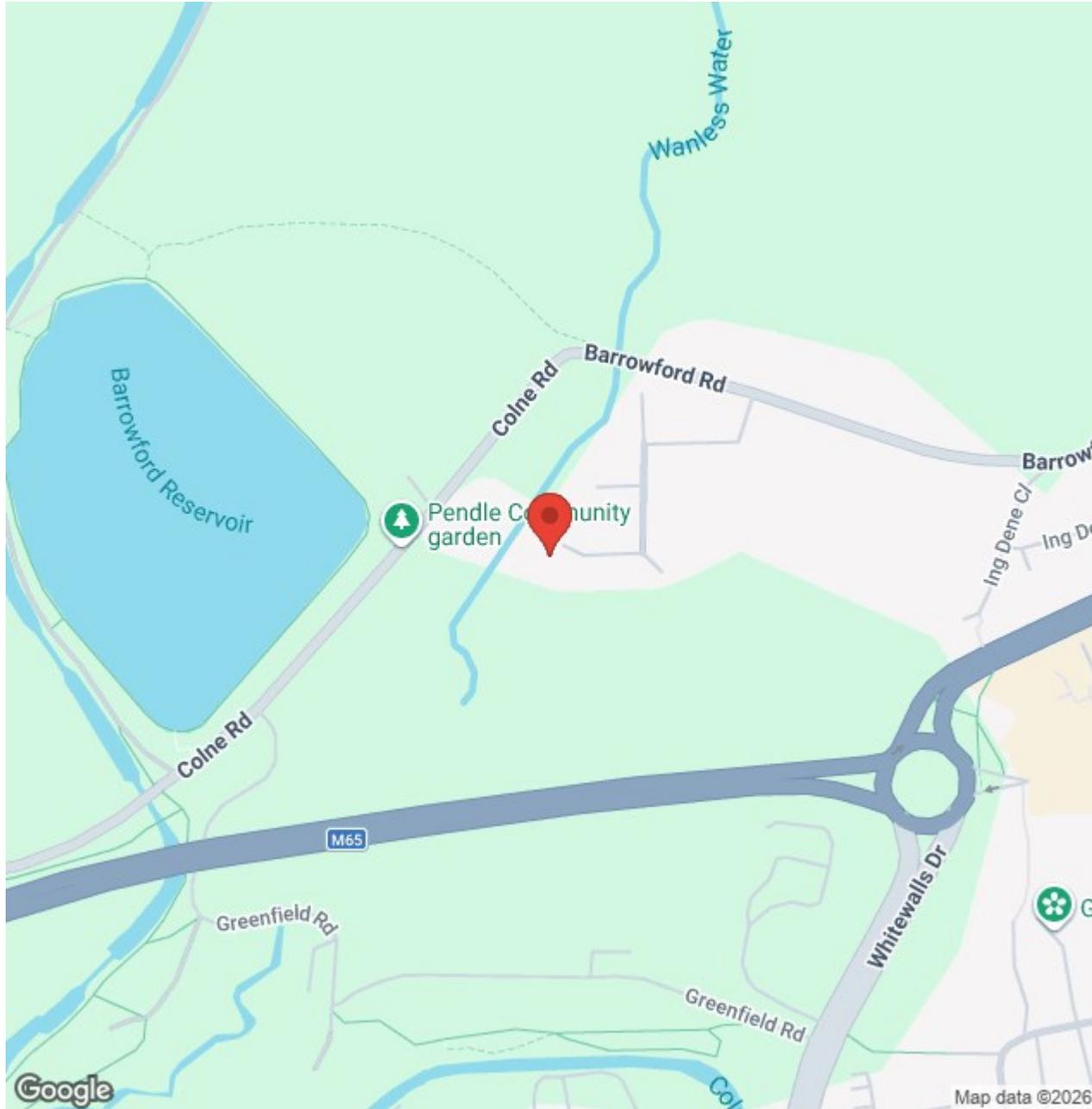
## Grenfell Gardens, Colne

### Offers In The Region Of £490,000

- Impressive detached family home
- Four well-proportioned bedrooms
- Spacious open-plan dining kitchen
- Multiple reception rooms
- Driveway and detached double garage
- Popular residential location
- Available with No Chain Delay

This impressive detached family home offers generous and well-balanced accommodation arranged over two floors, finished in a modern style with neutral décor throughout. The property features multiple reception rooms, a spacious open-plan dining kitchen, utility room, ground floor WC and four well-proportioned bedrooms, including a principal bedroom with en suite facilities, making it ideal for family living. Externally, the home is complemented by a private driveway leading to a detached double garage, along with well-maintained gardens offering excellent outdoor space for both relaxation and entertaining. Situated within a popular residential location, the property combines modern comfort with practical design, making it a superb choice for growing families and those seeking versatile living space.







## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY

A bright and welcoming entrance hallway finished in neutral décor with a fitted carpet. The space provides access to the main ground floor rooms and features a staircase leading to the first floor with wooden balustrade detailing, along with a radiator for warmth.

#### LIVING ROOM

A spacious and light-filled living room featuring a bay window to the front elevation and a central fireplace with surround. Finished in neutral décor with fitted carpeting, this room offers a comfortable and versatile space for everyday family living.

#### SITTING ROOM / STUDY

A versatile reception room ideal for use as a home office, snug or additional sitting room. Finished in neutral décor with fitted carpeting and a window providing natural light.

#### DINING KITCHEN

A modern and spacious dining kitchen fitted with a range of contemporary units, integrated appliances and complementary work surfaces. The room offers ample space for dining and entertaining, finished with tiled flooring and enjoying French doors opening out to the rear garden, creating an excellent indoor-outdoor flow.

#### UTILITY ROOM

A practical utility room fitted with work surfaces, sink and plumbing for appliances, with an external door providing additional access to the side of the property.

#### GROUND FLOOR WC

Fitted with a two-piece suite comprising a low-level WC and wash hand basin, providing a convenient facility for guests.

#### FIRST FLOOR / LANDING

A spacious first floor landing providing access to all four bedrooms, the shower room and family bathroom, with fitted carpeting and loft access.

#### BEDROOM ONE

A generous double bedroom enjoying a bay window to the front elevation, finished in neutral décor with fitted carpeting and benefiting from direct access to the en suite shower room.

#### ENSUITE SHOWER ROOM

A modern en suite shower room fitted with a three-piece suite comprising a shower enclosure, low-level WC and pedestal wash hand basin, finished with contemporary tiling and a heated towel rail.

#### BEDROOM TWO

A well-proportioned double bedroom positioned to the front of the property, finished in neutral décor with fitted carpeting and a window providing natural light.

#### BEDROOM THREE

A further well-proportioned bedroom positioned to the rear of the property, finished in neutral décor with fitted carpeting and a window overlooking the rear garden.

#### BEDROOM FOUR

A further bedroom positioned to the rear of the property, finished in neutral décor with fitted carpeting and a window overlooking the rear garden.

#### BATHROOM

A modern family bathroom fitted with a three-piece suite comprising a panelled bath, pedestal wash hand basin and low-level WC, complemented by contemporary tiling and a heated towel rail.

#### DETACHED GARAGE

A detached double garage featuring an electric up-and-over sectional door located at the foot of the driveway, with power and lighting installed. The garage also benefits from a UPVC access door providing convenient entry from the garden.

#### LOCATION

The property is situated within a popular and well-regarded residential area, conveniently positioned for access to local amenities, well-regarded schools and transport links. The surrounding area offers a pleasant setting for family living, with open countryside, leisure facilities and commuter routes all within easy reach.

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#### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



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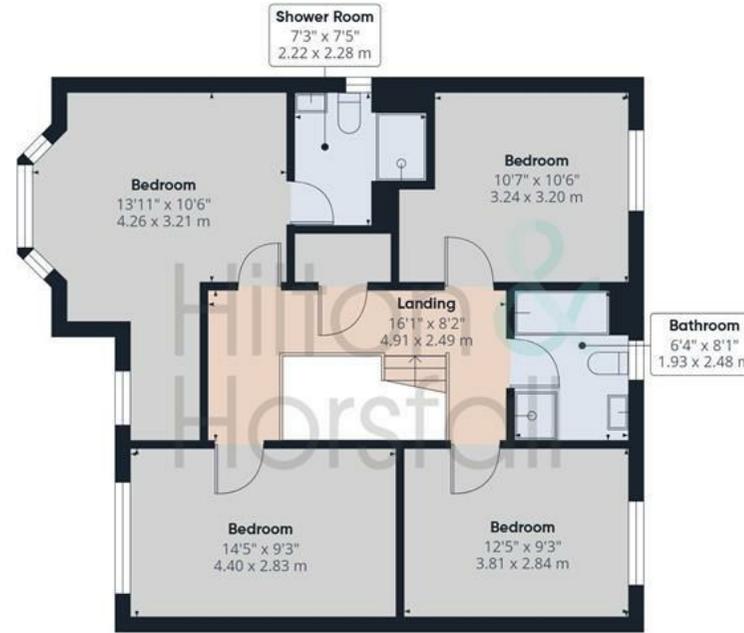
## OUTSIDE

Externally, the property enjoys a private driveway providing off-road parking and access to the detached double garage. To the rear and side are well-maintained gardens offering a good degree of privacy, providing an ideal space for outdoor dining, entertaining and family use.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1858 ft<sup>2</sup>

172.6 m<sup>2</sup>

(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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