Hilton & Horsfall


Buccaneer
6
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Horsfall

BB8 8DP

St Georges Close, Colne
Offers In The Region Of £225,000

• Three bedroom semi-detached home • Principal bedroom with ensuite shower room • Spacious conservatory overlooking the garden • South facing enclosed rear garden • Driveway providing off road parking • Quiet cul-de-sac position | No onward chain

Occupying an attractive position within a quiet cul-de-sac and offered to the market with no onward chain, this well presented three bedroom semi-detached home would make an ideal purchase for growing families, downsizers or those seeking a peaceful residential setting. The accommodation briefly comprises a spacious living room with feature fireplace, dining room with open access into the kitchen, a fitted kitchen and a generous conservatory overlooking and opening onto the south facing rear garden. To the first floor there are three well proportioned bedrooms, including a principal bedroom benefiting from a private ensuite shower room, together with a family bathroom. Externally the property enjoys a lawned front garden, private driveway and an enclosed south facing rear garden offering excellent outdoor space to enjoy throughout the year. Conveniently located close to local amenities, transport links and well regarded schools, early viewing is highly recommended.

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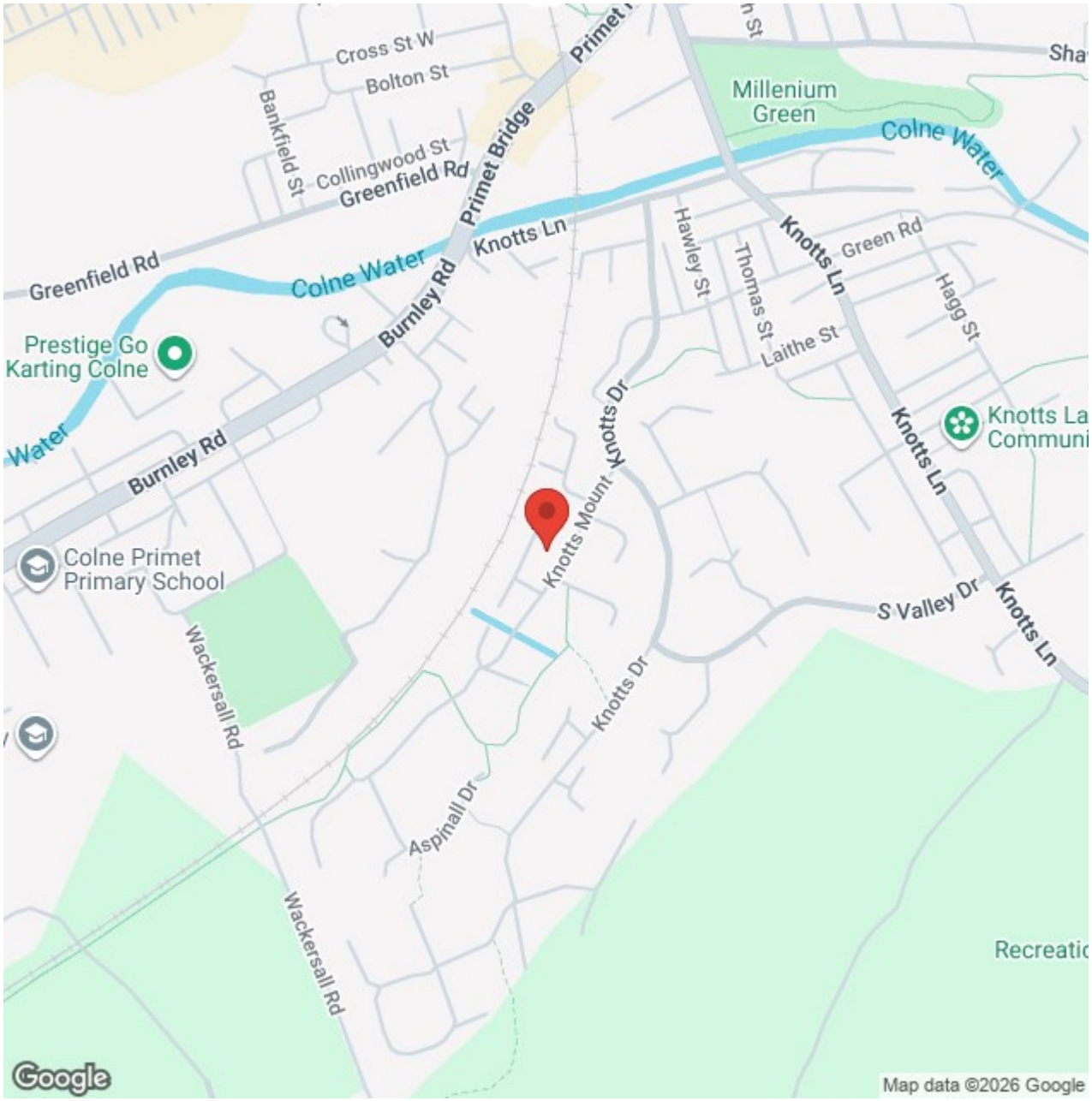
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Bankfield St
Collingwood St
Greenfield Rd
Primet Bridge
Millenium Green
Colne Water
Greenfield Rd
Colne Water
Burnley Rd
Knotts Ln
Hawley St
Thomas St
Knotts Ln
Green Rd
Laithe St
Hagg St
Prestige Go Karting Colne
Water
Burnley Rd
Knotts Mount
Knotts Dr
Knotts Ln
Colne Primet Primary School
S Valley Dr
Knotts Ln
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Knotts Dr
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Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

GROUND FLOOR WC 5'5" x 2'9" (1.66m x 0.85m)

LIVING ROOM 15'5" x 12'3" (4.72m x 3.75m)

A spacious and welcoming living room offering excellent proportions and an abundance of natural light via a large front facing window. This attractive reception room centres around a decorative feature fireplace with inset gas fire creating a cosy focal point, whilst fitted display and media units provide practical storage and display space. Finished in neutral tones, the room offers ample space for lounge furniture making it an ideal setting for relaxing and entertaining alike.

DINING ROOM 9'11" x 7'10" (3.04m x 2.39m)

Positioned to the rear of the property, the dining room provides a versatile reception space ideal for both formal dining and everyday family use. Sliding patio doors lead directly through into the conservatory, allowing plenty of natural light to flow through and creating an excellent connection to the garden. Open access into the kitchen enhances the sociable feel of the layout, whilst the proportions comfortably accommodate a dining table and additional furniture if required.

KITCHEN 9'11" x 7'4" (3.03m x 2.25m)

Fitted with a range of matching wall and base units with complementary work surfaces and tiled splashbacks, this well proportioned kitchen offers ample storage and preparation space for day-to-day living. Incorporating an inset sink with drainer, integrated oven with four ring gas hob and space for freestanding appliances, the room is both practical and functional. Open access through to the dining room creates an easy flowing layout, whilst a side facing window provides natural light throughout the space.

CONSERVATORY 11'5" x 13'3" (3.49m x 4.04m)

A superb addition to the home, this generously sized conservatory provides an excellent secondary reception space enjoying pleasant views over the south facing rear garden. Featuring a glazed roof and surrounding windows allowing an abundance of natural light to flood the room, the space is ideal for use as a sitting area, garden room, playroom or entertaining space. French doors provide direct access out onto the garden, creating a seamless indoor-outdoor feel and making this a fantastic room to enjoy throughout the seasons.

FIRST FLOOR / LANDING

A bright and well presented first floor landing providing access to all three bedrooms, the family bathroom and useful built in storage. A side facing window allows natural light to fill the space, creating an open and airy feel whilst offering a practical central hub to the first floor accommodation.

BEDROOM ONE 12'0" x 8'10" (3.67m x 2.71m)

A generous principal bedroom positioned to the front of the property enjoying a pleasant outlook and offering ample space for a double bed alongside additional bedroom furniture. The room is bright and well proportioned with a neutral finish, creating a comfortable retreat. Further benefitting from direct access through to a private ensuite shower room, this room is ideally suited to modern family living.

ENSUITE SHOWER ROOM 3'2" x 8'10" (0.98m x 2.71m)

A well appointed ensuite comprising a three piece suite including a shower enclosure, low level WC and pedestal wash basin. Finished with complementary tiling and benefiting from natural light, the room provides a practical and convenient addition to the principal bedroom, ideal for modern day living.

BEDROOM TWO 9'11" x 8'9" (3.04m x 2.67m)

A well proportioned second bedroom positioned to the rear of the property enjoying a pleasant outlook across the surrounding area. Finished in neutral tones with recently refreshed décor and soft carpeting underfoot, the room offers flexibility for a range of uses including a generous bedroom, nursery, guest room or home office. Benefiting from plenty of natural light, this is a comfortable and versatile space within the home.

BEDROOM THREE 11'2" x 6'5" (3.41m x 1.98m)

A comfortable third bedroom enjoying a front facing aspect and offering flexibility to suit a variety of requirements. Finished in neutral décor with fitted carpeting and natural light from the window, the room would work equally well as a child's bedroom, nursery, guest room or dedicated home office space depending on individual needs.

BATHROOM 6'2" x 6'5" (1.89m x 1.98m)

The family bathroom is fitted with a three piece suite comprising a panelled bath with shower attachment, vanity wash basin with useful storage beneath and a low level WC. Complemented by part tiled walls and a frosted window allowing natural light whilst maintaining privacy, the room offers a practical and functional space to serve the first floor accommodation.

360 DEGREE VIRTUAL TOUR

https://tour.giraffe360.com/st-georges-close-colne

LOCATION

Situated on a quiet and sought after cul-de-sac within a popular residential development in Colne, this property enjoys a convenient position ideal for families and commuters alike. A wide range of everyday amenities can be found close by including supermarkets, cafés, shops and leisure facilities, whilst Colne town centre is only a short distance away offering further services and transport links. The area is well placed for access to highly regarded primary and secondary schools and benefits from excellent connectivity with the nearby A56 and M65 motorway network providing straightforward travel towards Burnley, Blackburn, Manchester and surrounding areas. There are also pleasant countryside walks and open green spaces nearby, making this a superb location for those seeking a balance between convenience and outdoor lifestyle.

PUBLISHING

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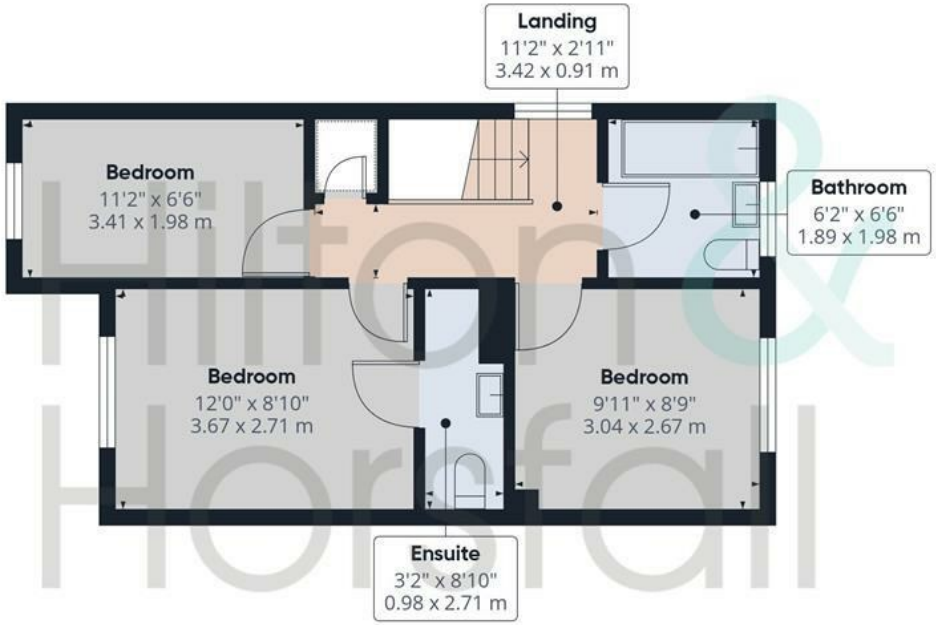
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OUTSIDE

Externally the property occupies an attractive position within a quiet cul-de-sac and benefits from a lawned front garden together with a private driveway providing convenient off road parking. Gated side access leads through to the rear of the property where a particularly appealing south facing garden can be found. To the rear, the garden is predominantly laid to lawn with enclosed boundaries creating a good degree of privacy together with a flagged patio area adjoining the conservatory—ideal for outdoor seating, entertaining and enjoying the sunny aspect throughout the day. There is also a useful timber storage shed and additional side space suitable for general storage or recreational use.



Ground Floor



Floor 1



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Approximate total area(1)

967 ft²

89.9 m²

(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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