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14 Grenfell Gardens
Colne
BB8 9PL



For Sale

Price £530,000

- Situated in the desirable Grenfell Gardens development between Colne and Barrowford
- Spacious four-bedroom detached family home
- Generous lounge with a pleasant outlook
- Separate snug, ideal as a home office, playroom, or cosy retreat
- Modern dining kitchen with ample units and work surfaces
- Practical utility room providing extra storage and laundry facilities

- Principal bedroom and second bedroom have private en-suite shower room
- Contemporary house bathroom serving the remaining bedrooms
- Driveway providing convenient off-road parking
- Attractive garden, perfect for outdoor dining and relaxation



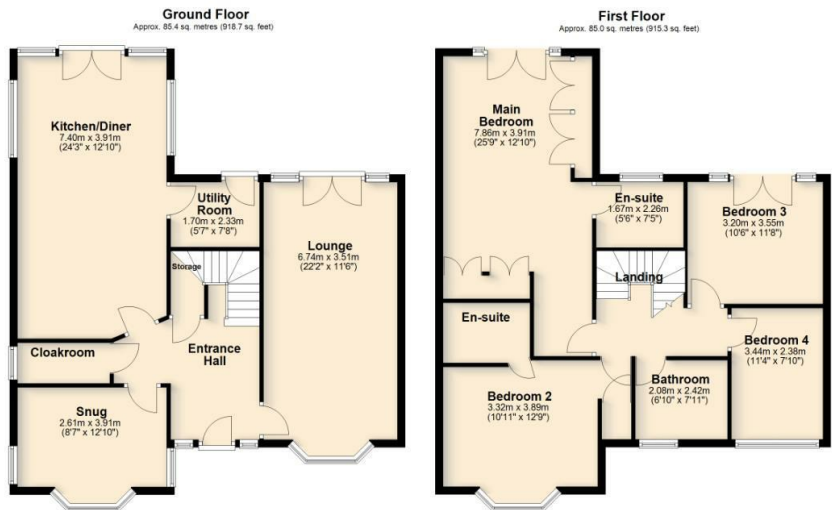
Located within the highly sought-after Grenfell Gardens development, positioned conveniently between Colne and Barrowford, this impressive four-bedroom detached residence offers an ideal home for growing families. The property presents well-proportioned living accommodation arranged over two floors, combining style, practicality, and comfort in a desirable setting close to local amenities, schools, and excellent transport links.

Upon entering, you are welcomed by a bright hallway providing access to the main reception spaces. The lounge is generously sized, enjoying a pleasant outlook and a comfortable atmosphere for everyday relaxation. A separate snug offers a versatile second reception room, ideal for use as a home office, playroom, or cosy retreat. The heart of the home is the spacious dining kitchen, fitted with an excellent range of modern wall and base units, complemented by ample work surfaces. This open-plan space easily accommodates a family dining area, creating a perfect setting for entertaining and mealtimes. A practical utility room is located just off the kitchen, offering additional storage and laundry facilities.

To the first floor, a central landing leads to four well-proportioned bedrooms. The principal bedroom and second bedroom benefit from their own en-suite shower room, providing privacy and convenience. The remaining bedrooms are served by a modern house bathroom, fitted with a three-piece suite in a contemporary style.

Externally, the property enjoys a driveway providing off-road parking, along with an attractively maintained garden, ideal for outdoor dining, children's play, or simple relaxation in warmer months.

This is a rare opportunity to acquire a well-presented, spacious family home within a prestigious and peaceful development. With its blend of versatile living space, modern fittings, and excellent location, this property is sure to appeal to a wide range of prospective purchasers.



Total area: approx. 170.4 sq. metres (1834.0 sq. feet)
 All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
 Plan produced using PlanUp.



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