



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>66</b>	<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Claremont Street, Colne, BB8 0PW

### £400,000

#### AN OUTSTANDING FAMILY HOME

Offering an abundance of indoor and outdoor space, immaculate presentation and enviable countryside views, this exceptional three/four double bedroom detached property is being proudly welcomed to the market in the desirable location of Colne. Having undergone a full transformation to the highest standard throughout with stylish interiors and modern fixtures and fittings, this exceptional property is the perfect family home ready to move straight into! A stones throw away from the ever popular town centre, this property is situated conveniently close to bus routes, local schools and amenities, as well as network links to Skipton, Barnoldswick, Burnley and major motorway links. With ample off road parking, open plan kitchen and living space, two bathrooms and not being overlooked, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, second reception room/fourth bedroom, contemporary fitted kitchen diner, WC/utility room and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads openly on to the main reception room. The first floor comprises of doors on to three double bedrooms and a modern shower room. The main bedroom boasts an en suite shower room and French doors out to a Juliette balcony overlooking the stunning countryside views. Externally there is a wrap around garden with laid to lawn, Indian stone paving, decking, bedding areas, as well as ample off road parking and access to a fantastic store garage.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.



Claremont Street, Colne, BB8 0PW  
£400,000

3 2 2 D

- Exceptional Detached Property
  - Contemporary Fitted Dining Kitchen
  - Off Road Parking and Garage
  - EPC Rating D
- Three Bedrooms
  - Immaculate Presentation Throughout
  - Tenure Freehold
- Two Bathrooms
  - Stunning Wraparound Gardens
  - Council Tax Band C

Ground Floor

Entrance Hall

17'11 x 10'9 (5.46m x 3.28m)  
Composite double glazed frosted front door, two central heating radiators, smoke detector, understairs storage, solid wood flooring, oak doors to kitchen/dining area, two reception rooms, WC, composite double glazed frosted door to rear and stairs to first floor.

WC

7'8 x 6'0 (2.34m x 1.83m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, range of wood effect wall and base units with granite effect work surfaces, plumbing for washing machine, space for wine cooler, Intergas boiler, spotlights and solid wood flooring.

Reception Room Two

11'10 x 11'10 (3.61m x 3.61m)  
UPVC double glazed window, central heating radiator, coving and television point.

Kitchen/Dining Area

18'7 x 10'10 (5.66m x 3.30m)  
UPVC double glazed window, UPVC double glazed bay window, central heating radiator, range of panelled wall and base units with hardwood surfaces, composite sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge and freezer, spotlights, smoke detector, pendant lighting, part solid wood flooring and open to reception room one.

Reception Room One

24'6 x 11'8 (7.47m x 3.56m)  
UPVC double glazed window, central heating radiator, gas fire with granite effect hearth, surround and wood effect mantel, television point and UPVC double glazed French doors to rear.

First Floor

Landing

11'2 x 7'2 (3.40m x 2.18m )  
Smoke detector, access to fully boarded/insulated loft, pendant lighting, oak doors leading to three bedrooms and shower room.

Bedroom One

21'0 x 15'4 (6.40m x 4.67m )  
UPVC double glazed window, two central heating radiators, spotlights, fitted wardrobe, oak doors to en suite and UPVC double glazed French doors to Juliet balcony.

En Suite

9'2 x 7'1 (2.79m x 2.16m)  
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, corner direct feed rainfall shower enclosed, PVC panelled elevations, spotlights and lino flooring.

Bedroom Two

11'9 x 11'9 (3.58m x 3.58m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and shelving.

Bedroom Three

11'10 x 9'8 (3.61m x 2.95m)  
UPVC double glazed window and central heating radiator.

Shower Room

8'0 x 7'2 (2.44m x 2.18m )  
UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, direct feed corner shower enclosed, panelled elevations, spotlights, extractor fan, integrated linen cupboard and tiled effect lino flooring.

External

Rear

Wraparound garden with laid to lawn, Indian stone paving, decking, stone chippings, bedding areas and summerhouse.

Front

Wraparound garden with laid to lawn, off road parking and access to garage.

Garage

17'5 x 10'11 (5.31m x 3.33m)  
Power and lighting.



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