



| Energy Efficiency Rating                                                            |           |           |
|-------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                     | Current   | Potential |
| Very energy efficient - lower running costs                                         |           |           |
| (92 plus) <b>A</b>                                                                  |           | <b>83</b> |
| (81-91) <b>B</b>                                                                    |           |           |
| (69-80) <b>C</b>                                                                    | <b>71</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## The Meadows, Colne, BB8 7ET

### £249,950

EXQUISITE THREE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this charming three-bedroom semi-detached family home located in the desirable area of The Meadows, Colne. This property offers a perfect blend of comfort and modern living, making it an ideal choice for families or those seeking a spacious residence.

As you enter, you are greeted by a generous lounge that flows seamlessly into a contemporary kitchen diner, creating an inviting space for both relaxation and entertaining. The neutral decor throughout the home enhances its appeal, allowing you to easily personalise the space to your taste.

The property boasts three well-proportioned bedrooms, with the master bedroom featuring the added convenience of an en-suite bathroom. The family bathroom is also of a good size, ensuring ample facilities for all residents. Each bedroom is designed to provide comfort and privacy, making it a perfect retreat for family members.

Situated in a great location, this home is conveniently close to local amenities and motorway links, providing easy access to surrounding areas. The property also benefits from a driveway, offering off-street parking, and a low-maintenance rear garden, ideal for outdoor relaxation without the hassle of extensive upkeep.

This semi-detached house is ready for you to move into, making it an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely home your own.

# The Meadows, Colne, BB8 7ET

## £249,950

**3****2****1****C**

- Beautifully Presented Semi Detached Property
  - Modern Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating C
- Three Bedrooms
  - Move-in Ready
  - Tenure Freehold
- Two Bathrooms
  - Low Maintenance Rear Garden
  - Council Tax Band C

### Ground Floor

#### Entrance Hall

15'8 x 5'7 (4.78m x 1.70m )

Composite double glazed frosted front door, central heating radiator, smoke detector, wood effect flooring, doors leading to reception room, understairs storage and stairs to first floor.

#### Reception Room

14'10 x 9'11 (4.52m x 3.02m )

UPVC double glazed box window, central heating radiator, coving, television point and open to kitchen/dining area.

#### Kitchen/Dining Area

16'0 x 11'0 (4.88m x 3.35m)

UPVC double glazed window, central heating radiator, range of matte wall and base units with wood effect work surfaces, breakfast bar, integrated high rise double oven, four ring induction hob and extractor hood, glass splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, spotlights, herringbone wood effect flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

8'5 x 7'9 (2.57m x 2.36m)

Loft access, smoke detector, spotlights, dado rail, central heating radiator, doors leading to three bedrooms and bathroom.

#### Bedroom One

10'9 x 9'4 (3.28m x 2.84m)

UPVC double glazed box window, central heating radiator, doors to over stairs storage and en suite.

#### En Suite

5'4 x 4'10 (1.63m x 1.47m)

UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush WC, direct feed rainfall shower with rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

#### Bedroom Two

10'10 x 7'10 (3.30m x 2.39m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

11'6 x 7'10 (3.51m x 2.39m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'10 x 5'4 (2.39m x 1.63m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, tiled panel bath with traditional taps, tiled elevations, spotlights and tiled flooring.

### External

### Rear

Enclosed garden with block paving, decking and timber shed.

### Front

Laid to lawn garden, bedding area and tarmac driveway.



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