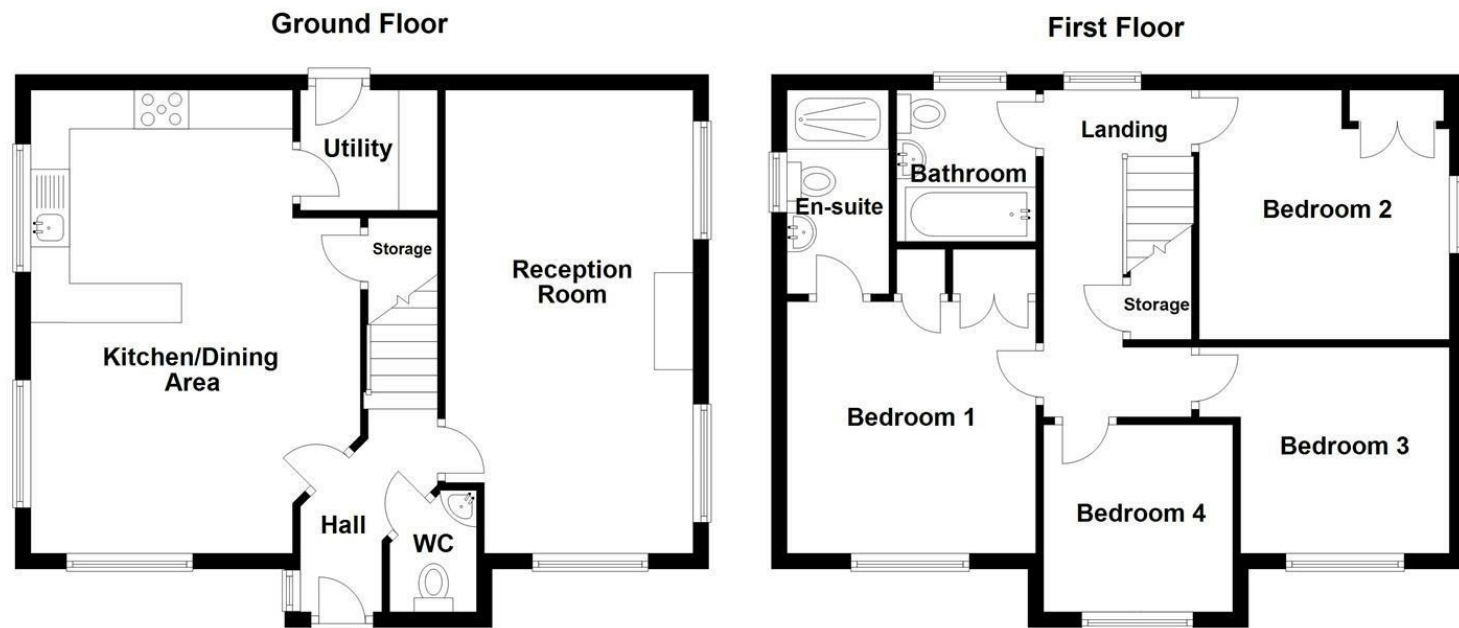




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



Windermere Avenue, Colne, BB8 7DW

£379,950

AN ENVIABLE DETACHED PROPERTY WITH PANORAMIC VIEWS

Offering an abundance of stylish and high quality interior and finished to a luxurious standard, this exceptional four bedroom detached property is being proudly welcomed to the market within the most desirable location on a newly built estate. With a south facing garden, panoramic countryside views and modern fixtures and fittings, this impressive property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local amenities and within walking distance to Colne Park high school, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern kitchen diner, WC and staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads on to a utility room and out to the rear. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a south facing garden with paving and laid to lawn areas. To the front there is a laid to lawn garden with paving, bedding, off road parking and access to a detached garage, as well as electric charging point.

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

Windermere Avenue, Colne, BB8 7DW

£379,950

**4****2****1****B**

- Exquisite Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking, EV Charging Point and Detached Garage
 - EPC Rating B
- Four Bedrooms
 - Decorated to Highest Standard Throughout
 - Tenure Freehold
- Two Bathrooms
 - South Facing Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

10'3 x 6'10 (3.12m x 2.08m)
Composite double glazed frosted front door, UPVC double glazed window with fitted shutters, central heating radiator, smoke detector, herringbone LVT flooring, doors leading to WC, reception room, kitchen/dining area and stairs to first floor.

WC

5'2 x 3'8 (1.57m x 1.12m)
UPVC double glazed frosted window with fitted shutters, central heating radiator, dual flush WC, corner wall mounted wash basin with mixer tap and herringbone LVT flooring.

Reception Room

19'7 x 10'6 (5.97m x 3.20m)
Three UPVC double glazed windows with fitted shutters, central heating radiator, gas fire with limestone effect hearth and surround, wood panel elevations, television point and herringbone LVT flooring.

Kitchen/Dining Area

19'7 x 13'6 (5.97m x 4.11m)
Two UPVC double glazed windows with fitted shutters, central heating radiator, range of panelled wall and base units, granite effect worktops and splashbacks, ceramic sink and drainer with high spout mixer tap, integrated electric double Indesit oven with five ring gas hob and extractor hood, integrated fridge, freezer and dishwasher, spotlights, smoke detector, television point, understairs storage, herringbone LVT flooring, door to utility and UPVC double glazed French doors to rear.

Utility

5'10 x 5'1 (1.78m x 1.55m)
Central heating radiator, base units, granite effect worktops, plumbing for washing machine and dryer, extractor fan, Worcester boiler, herringbone LVT flooring and composite double glazed frosted door to rear.

First Floor

Landing

15'5 x 5'10 (4.70m x 1.78m)
UPVC double glazed frosted window with fitted shutters, central heating radiator, loft access, over stairs storage, doors leading to four bedrooms and bathroom.

Bedroom One

10'8 x 10'6 (3.25m x 3.20m)
UPVC double glazed window with fitted shutters, central heating radiator, television point, fitted wardrobes and door to en suite.

En Suite

8'8 x 4'4 (2.64m x 1.32m)
UPVC double glazed frosted window with fitted shutters, central heated towel rail, wall mounted wash basin with mixer tap, dual flush WC, double direct feed rainfall shower enclosed with rinse head, tiled elevations, spotlights, extractor fan and herringbone LVT flooring.

Bedroom Two

10'11 x 10'8 (3.33m x 3.25m)
UPVC double glazed window with fitted shutters, central heating radiator, television point and fitted wardrobes.

Bedroom Three

10'10 x 8'4 (3.30m x 2.54m)
UPVC double glazed window with fitted shutters and central heating radiator.

Bedroom Four

7'11 x 7'10 (2.41m x 2.39m)
UPVC double glazed window with fitted shutters, central heating radiator and wood panel elevations.

Bathroom

6'5 x 5'10 (1.96m x 1.78m)
UPVC double glazed frosted window with fitted shutters, central heating radiator, panel bath with mixer tap and overhead direct feed shower, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and herringbone LVT flooring.

Exterior

Rear

Enclosed south facing garden with laid to lawn areas and paving.

Front

Laid to law garden, paving, off road parking, EV charging point and access to detached garage.

