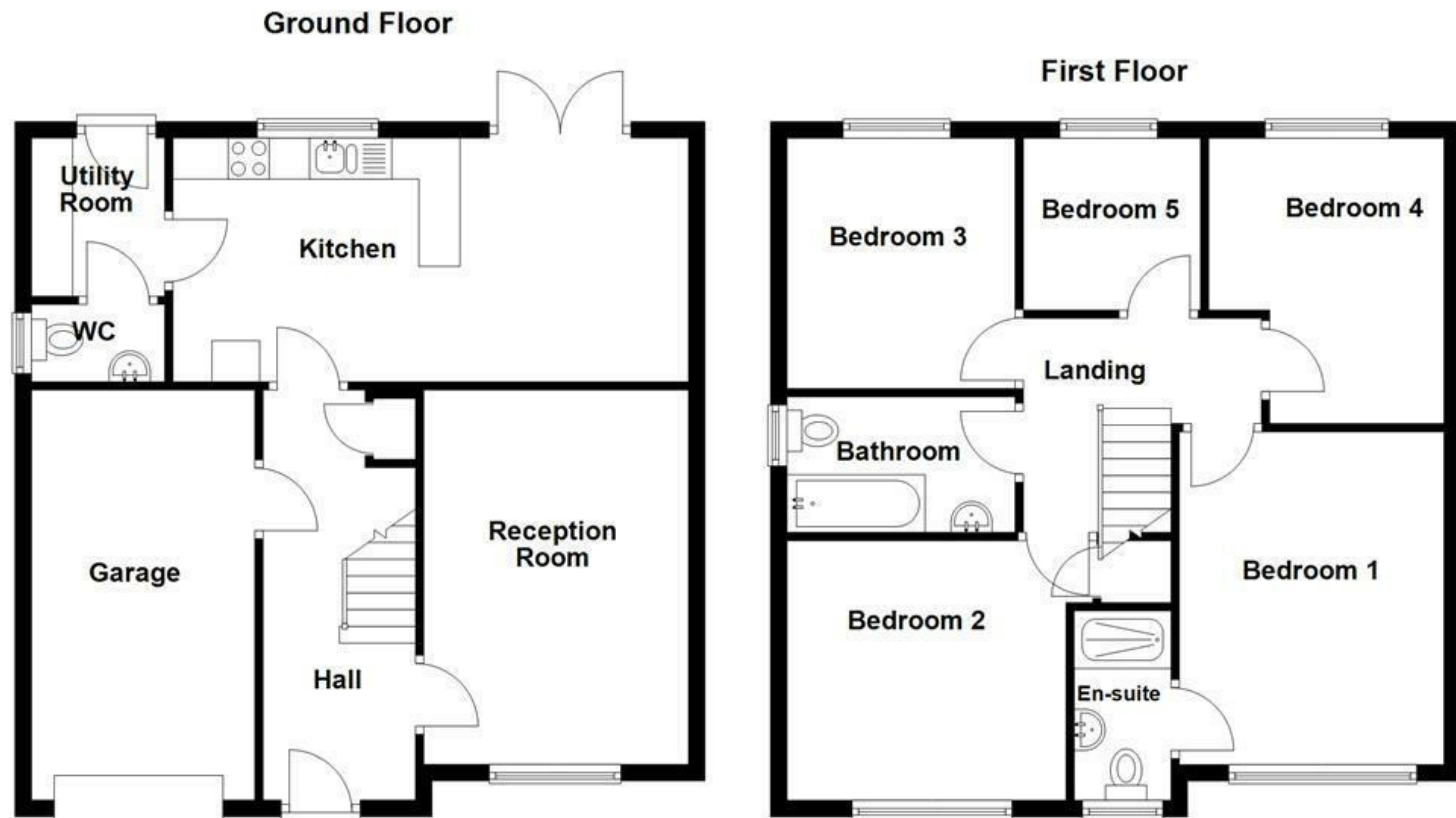




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>93</b> |
| (81-91) <b>B</b>                            | <b>84</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 |                         |           |
| <b>England &amp; Wales</b>                  | 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.

## Rowling Hollins, Colne, BB8 8FH

### Offers Over £340,000

SUPERB FIVE BEDROOM DETACHED IN COLNE

Nestled in the charming area of Colne, this delightful five-bedroom house offers a perfect blend of comfort and practicality for modern family living. Upon entering, you are welcomed into a generous reception room, providing an inviting space for relaxation and entertaining guests.

The heart of the home is undoubtedly the spacious kitchen and dining area, which boasts ample room for family meals and gatherings. This area overlooks the enclosed rear lawn yard, creating a lovely connection to the outdoors, ideal for children to play or for hosting summer barbecues.

The property features a well-appointed main bedroom complete with an ensuite bathroom, ensuring privacy and convenience. In addition, there is a family bathroom and a downstairs WC, catering to the needs of a busy household.

For those with vehicles, the spacious garage and off-road parking provide practical solutions, making daily life that little bit easier.

This property is not just a house; it is a home that offers space, comfort, and a welcoming atmosphere. With its excellent location and thoughtful layout, it is an ideal choice for families seeking a new place to call their

# Rowling Hollins, Colne, BB8 8FH

## Offers Over £340,000

 5  2  1  B

- Detached Property
  - Contemporary Fitted Kitchen With Dining Area And Separate Utility Room
  - Off Road Parking And Garage
  - EPC Rating: B
- Five Bedrooms
  - Two Bathrooms
  - Tenure: Freehold
- Spacious Reception Room
  - Enclosed Rear Garden
  - Council Tax Band: D

### Ground Floor

#### Hall

16'5 x 6'1 (5.00m x 1.85m)  
Composite double glazed frosted entrance door, central heating radiator, smoke alarm, under stairs storage, wood effect flooring, stairs to first floor and doors to reception room, kitchen and garage.

#### Reception Room

14'11 x 10'7 (4.55m x 3.23m)  
UPVC double glazed window, central heating radiator and spotlights.

#### Kltchen

21'1 x 9'9 (6.43m x 2.97m)  
UPVC double glazed window, central heating radiator, spotlights, wall and base units, granite worktops, tiled splash backs, integrated double oven, four ring electric hob, extractor hood, one and half bowl stainless steel sink with mixer tap and draining ridges, integrated dishwasher, space for fridge freezer, tile effect flooring, door to utility room and UPVC double glazed French doors to rear.

#### Utility Room

6'4 x 5'4 (1.93m x 1.63m)  
Spotlights, wall and base units, laminate worktops, plumbing for washing machine, space for dryer, tile effect flooring, door to WC and door to rear.

#### WC

5'4 x 3' (1.63m x 0.91m)  
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC and pedestal wash basin with mixer tap.

#### Garage

16'4 x 8'11 (4.98m x 2.72m)  
Up and over door.

### First Floor

#### Landing

9'7 x 8'7 (2.92m x 2.62m)  
Smoke alarm, loft access, spotlights and doors to five bedrooms and bathroom.

#### Bedroom One

13'3 x 10"7 (4.04m x 3.05m'2.13m)  
UPVC double glazed window, central heating radiator and door to en suite.

#### En Suite

7'7 x 4'3 (2.31m x 1.30m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower and rinse head in enclosure and tiled elevations.

#### Bedroom Two

11'2 x 10'7 (3.40m x 3.23m)  
UPVC double glazed window, central heating radiator, spotlights and over stairs storage.

#### Bedroom Three

10' x 9'2 (3.05m x 2.79m)  
UPVC double glazed window, central heating radiator and spotlights.

#### Bedroom Four

11'8 x 9'11 (3.56m x 3.02m)  
UPVC double glazed window, central heating radiator and spotlights.

#### Bedroom Five

7'1 x 6'10 (2.16m x 2.08m)  
UPVC double glazed window, central heating radiator and spotlights.

#### Bathroom

9'1 x 5'5 (2.77m x 1.65m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and electric feed shower over and tiled elevations.

### External

#### Front

Driveway.

#### Rear

Enclosed laid to lawn and paving.

