



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Barn Field Close, Colne, BB8 0QB

£320,000

IMPRESSIVE DETACHED FOUR BEDROOM FAMILY HOME

Nestled in the tranquil Barn Field Close, Colne, this delightful four-bedroom house offers a perfect blend of comfort and convenience. The property boasts a spacious living room, ideal for family gatherings and entertaining guests. All four bedrooms are generously sized, providing ample space for relaxation and personalisation.

The large conservatory is a standout feature, allowing natural light to flood the home and offering a serene space to enjoy the views of the well-established and mature garden. This outdoor area is perfect for entertaining guests or those who simply wish to unwind in a peaceful setting.

In addition to its charming interior, the property benefits from off-road parking, ensuring that you have a secure place for your vehicle. The location is particularly advantageous, with easy access to local shops and schools, making it an ideal choice for families.

This home is a wonderful opportunity for those seeking a quiet yet accessible lifestyle in Colne. With its spacious layout and lovely garden, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home.

# Barn Field Close, Colne, BB8 0QB

£320,000

4 2 1 D

- Exceptional Detached Property
- Large Conservatory
- Ample Off Road Parking
- EPC Rating D
- Four Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Two Bathrooms
- Spacious Landscaped Garden
- Council Tax Band D

## Ground Floor

### Entrance Hall

UPVC double glazed frosted front door and window, central heating radiator, smoke detector, wood effect flooring, doors leading to WC, kitchen, reception room, bedroom four and stairs to first floor.

### WC

6'6 x 2'8 (1.98m x 0.81m )

Dual flush WC, vanity top wash basin with mixer tap, tiled elevations and wood effect flooring.

### Kitchen

12'0 x 8'10 (3.66m x 2.69m)

UPVC double glazed window, central heating radiator, range of wall and base units with hardwood work surfaces, breakfast bar, integrated oven with four ring gas hob and extractor hood, tiled splashback, composite sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, coving and wood effect flooring.

### Reception Room

18'3 x 14'0 (5.56m x 4.27m)

UPVC double glazed window, central heating radiator, coving, living flame gas fire with granite hearth, surround and decorative mantel, television point, dado rail, door to understairs storage and aluminium sliding door to balcony and UPVC double glazed French doors to conservatory.

### Conservatory

20'8 x 16'5 (6.30m x 5.00m)

UPVC double glazed windows, sloped polycarbonate roof, central heating radiator, storage heater, wood effect flooring and UPVC double glazed door to rear.

### Bedroom Four

16'10 x 8'3 (5.13m x 2.51m)

Two UPVC double glazed windows, central heating radiator and door to utility.

### Utility

13'11 x 7'5 (4.24m x 2.26m )

Plumbing for washing machine, space for dryer, UPVC double glazed doors to front and rear.

## First Floor

### Landing

Dado rail, loft access, doors leading to three bedrooms and family bathroom.

### Bedroom One

12'0 x 10'6 (3.66m x 3.20m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

### En Suite

5'11 x 3'11 (1.80m x 1.19m)

UPVC double glazed window, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed with rinse head, partially tiled elevations and wood effect flooring.

### Bedroom Two

9'9 x 8'11 (2.97m x 2.72m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Three

9'0 x 6'7 (2.74m x 2.01m)

UPVC double glazed window, central heating radiator, coving and dado rail.

### Bathroom

7'4 x 5'8 (2.24m x 1.73m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, coving, spotlights, partially tiled elevations and wood effect flooring.

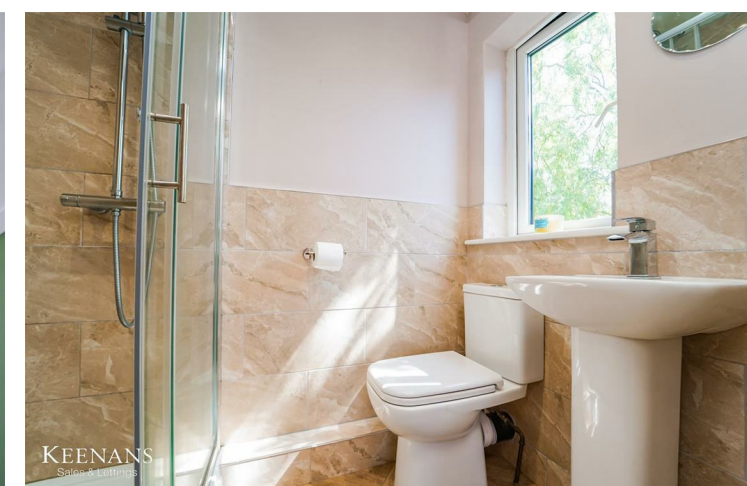
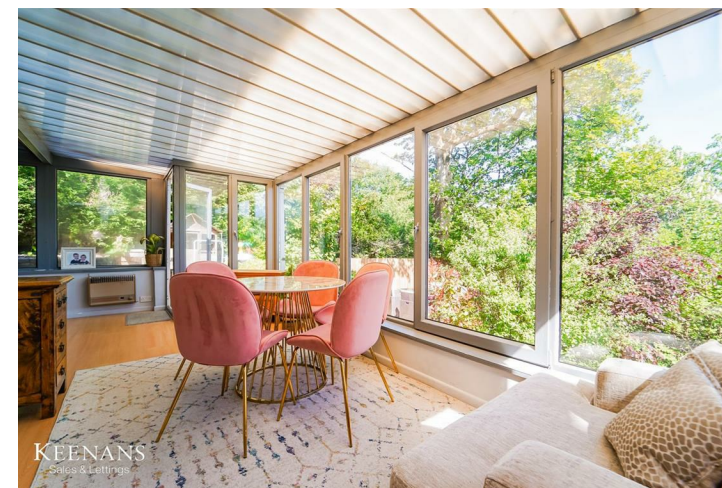
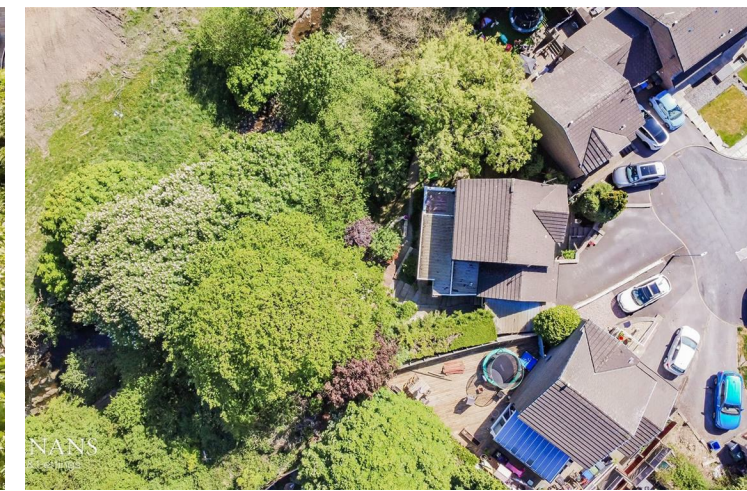
## External

### Rear

Enclosed garden with decking, laid to lawn, paving, mature trees and bedding areas.

### Front

Off road parking.



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