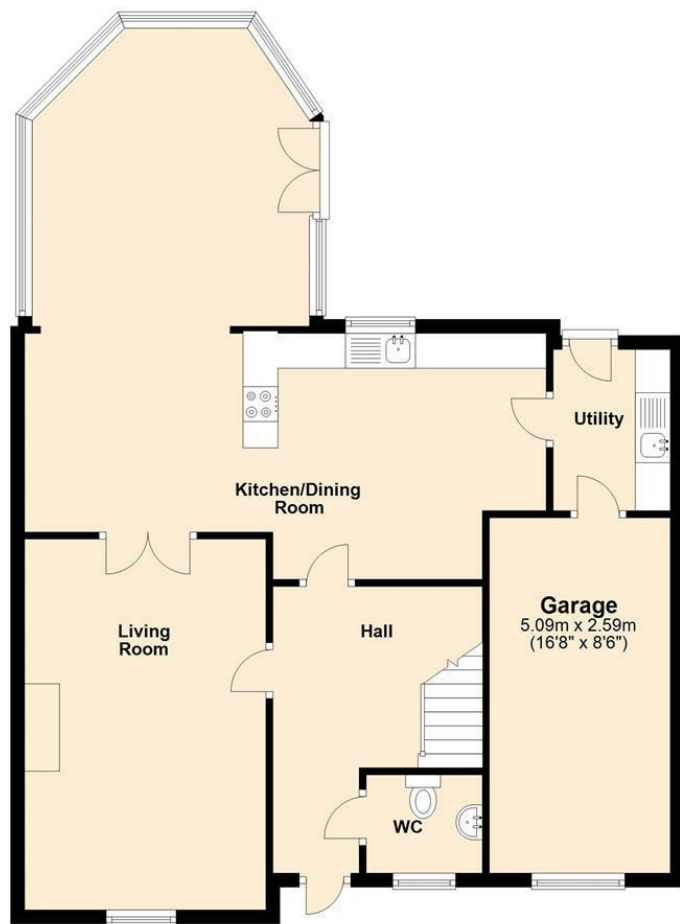
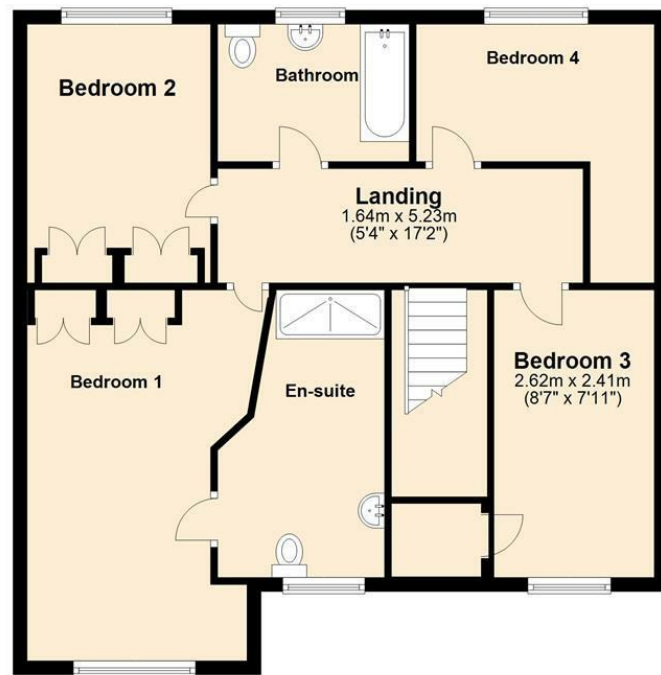


Ground Floor



First Floor



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		
(81-91) B		
(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.



South Valley Drive, Colne, BB8 8BQ

£320,000

A SUPERB DETACHED FOUR BEDROOM FAMILY HOME WITH OFF ROAD PARKING

This beautiful four bedroom family home is being proudly welcomed to the market in Colne, Lancashire. The property boasts a bright living room, an open plan kitchen and dining room, a beautiful conservatory, a utility room, four good sized bedrooms, a superb three piece bathroom suite and an enclosed rear garden with off road parking to the front of the property. Situated conveniently close for accessing well regarded schools, is a short drive to local amenities, nearby bus routes and has great connections to major commuter routes. This property is a perfect home for a growing family.

The property comprises briefly; A welcoming entrance to the hallway. The hallway has stairs leading to the first floor and doors providing access to the living room, downstairs wc and kitchen/dining room. The living room has double doors leading to the kitchen and dining room. The spacious kitchen and dining room is open to the conservatory and has a door providing access to the utility room. The utility has doors leading to the rear garden and to the garage. The conservatory has french doors providing access to the rear garden. To the first floor, there is a landing with doors providing access to four good sized bedrooms and a three piece bathroom suite. The main bedroom has a door providing access to the en-suite.

Externally, to the rear of the property there is an enclosed garden, a laid to lawn area, paved patio, stone bedding area and timber shed. To the front of the property there is a laid to lawn garden, access to the garage and a tarmac driveway.

Viewings can be arranged by calling our Barnoldswick team, at your earliest convenience.

South Valley Drive, Colne, BB8 8BQ

£320,000



- Well Presented Detached Property
- Fitted Kitchen
- Front and Rear Garden
- Spacious Living Area
- Three Piece Bathroom
- Driveway Leading to Garage
- Four Bedrooms
- Three Piece En-Suite Bathroom
- Perfect Family Home

Ground Floor

Entrance

Enter via a composite front door leading into the hall.

Hall

12'02 x 7'04 (3.71m x 2.24m)

Central heating radiator, coving to the ceiling, smoke alarm, stairs to first floor, wood effect flooring, doors leading to WC, living room and kitchen/dining room, alarm system.

WC

4'07 x 3'07 (1.40m x 1.09m)

UPVC double glazed window, central heating radiator, low basin WC, wall mounted basin with traditional tap, wood effect flooring, coving to the ceiling,

Living Room

16'07 x 11'04 (5.05m x 3.45m)

UPVC double glazed window, central heating radiator, coving to the ceiling, television point, gas fire with a stone mantle, double doors leading to the kitchen/dining room.

Kitchen/Dining Room

20'04 x 11'06 (6.20m x 3.51m)

UPVC double glazed window, central heating radiator, gloss wall and base units with laminate worktops, stainless steel one and a half sink and drain with mixer tap, double oven, induction four ring induction hob and extractor hood, dishwasher, space for fridge freezer, heater, wood effect flooring, breakfast bar, open to the dining room, open to the conservatory, television point, door to utility.

Conservatory

14 x 11'10 (4.27m x 3.61m)

UPVC double glazed windows, electric heater, central heating radiator, wood effect flooring, ceiling light fan, UPVC double glazed French doors leading out to the rear garden.

Utility

7'07 x 5'06 (2.31m x 1.68m)

Central heating radiator, gloss wall and base units with laminate worktops, stainless steel one and a half sink and drain with mixer tap, plumbing for washer and dryer , wood effect flooring, wood door leading out to the rear garden, door leading to the garage.

Garage

16'08 x 8'06 (5.08m x 2.59m)

Up and over garage door, Baxi boiler, fuse box.

First Floor

Landing

13'01 x 3 (3.99m x 0.91m)

Coving to the ceiling, alarm system, doors to four bedrooms and the bathroom, smoke alarm.

Bedroom One

17'04 x 10'03 (5.28m x 3.12m)

UPVC double glazed window, central heating radiator, coving to the ceiling, built in wardrobes, door leading to the en-suite.

En-Suite

8'10 x 5'01 (2.69m x 1.55m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, main feed rainfall shower with a rinse head, tiled elevations, tiled flooring, spotlights.

Bedroom Two

12'02 x 8'02 (3.71m x 2.49m)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving to the ceiling, access to the attic.

Bedroom Three

8'08 x 8'01 (2.64m x 2.46m)

UPVC double glazed window, central heating radiator, coving to the ceiling.

Bedroom Four

8'07 x 7'11 (2.62m x 2.41m)

UPVC double glazed window, central heating radiator, coving to the ceiling, storage cupboard.

Bathroom

9'04 x 5'05 (2.84m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, double jacuzzi tap with mixer tap and rinse head, spotlights, tiled flooring, tiled elevations, underfloor heating, extractor fan.

External

Front

Laid to lawn, driveway, mature shrubs, garage.

Back

Enclosed garden, laid to lawn area, paved patio, bedding areas, stone area, timber shed.

