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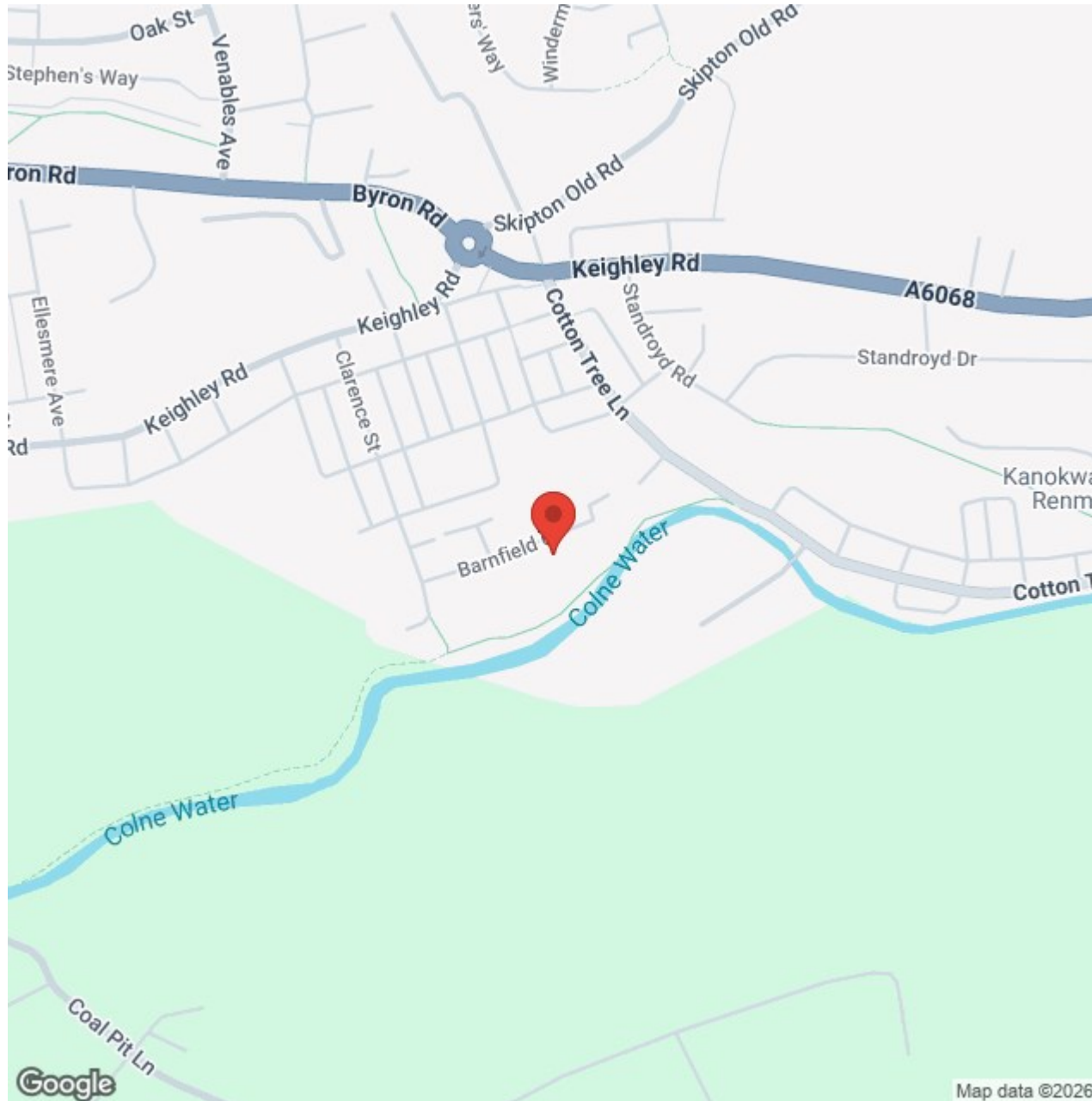
## Barnfield Close, Colne

### Offers In The Region Of £285,000

- Three bedroom semi-detached family home
- Spacious living room with feature fireplace
- Modern dining kitchen with stylish fittings
- Bright sun room overlooking the rear garden
- Driveway providing off-road parking & garage
- Enclosed rear garden with patio, lawn & decking areas

A beautifully presented three bedroom semi-detached home situated within a popular residential development in Colne, offering spacious and well-maintained accommodation throughout. The property briefly comprises an entrance hallway, a stylish dining kitchen fitted with modern units, and a generous living room with a feature multi-fuel stove and split-level design, leading through to a bright and inviting sun room with views over the rear garden. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a driveway providing off-road parking and access to the garage, along with a superb rear garden featuring patio, lawn and decking areas. This is an ideal home for families or those seeking a property ready to move straight into, with excellent access to local amenities, schools and transport links.







## Lancashire

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### GROUND FLOOR

#### HALLWAY 7'11" x 5'9" (2.42m x 1.76m)

A bright and welcoming entrance hallway with a UPVC double glazed front door and decorative glass panels, allowing for plenty of natural light. The space is tastefully presented with neutral décor, wood effect flooring and a staircase leading to the first floor, providing access to the ground floor living accommodation.

#### LIVING ROOM 13'10" x 18'6" (4.24m x 5.65m)

A spacious and beautifully presented living room offering a warm and inviting atmosphere, featuring wood effect flooring and a charming feature fireplace set within a decorative surround. The room benefits from a split-level design with steps leading to an elevated area, adding character and depth to the space. UPVC double glazed patio doors to the rear allow for plenty of natural light and provide access through to the sun room and garden, making this an ideal space for both relaxing and entertaining.

#### DINING KITCHEN 10'11" x 12'2" (3.34m x 3.71m)

A beautifully presented dining kitchen fitted with a range of modern shaker style wall and base units in a tasteful colour palette, complemented by wood effect work surfaces and a stylish tiled splashback. Incorporating a Belfast sink with mixer tap, space for a range style cooker and integrated appliances, the space also offers ample room for a dining table. A large

UPVC double glazed window to the rear allows for plenty of natural light, creating a bright and inviting space ideal for both everyday living and entertaining.

#### SUN ROOM 9'8" x 7'4" (2.97m x 2.26m)

A stunning sun room enjoying an abundance of natural light through surrounding UPVC double glazed windows and a vaulted ceiling with fitted roof panels. This versatile space offers ample room for dining or relaxing while taking full advantage of the pleasant outlook over the rear garden. With direct access outside, it creates a seamless connection between indoor and outdoor living—perfect for entertaining or enjoying the warmer months.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 13'9" x 9'5" (4.20m x 2.89m)

A well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant open outlook. The room is tastefully decorated and offers ample space for bedroom furniture, with a UPVC double glazed window allowing for plenty of natural light, creating a bright and comfortable space.

#### BEDROOM TWO 11'1" x 10'4" (3.39m x 3.16m)

A well-proportioned double bedroom positioned to the front of the property, offering a versatile space suitable for a variety of uses. The room benefits from a UPVC double glazed window allowing for natural light, with ample space for bedroom furniture, making it ideal as a second bedroom, guest room or children's room.

#### BEDROOM THREE 7'7" x 8'8" (2.32m x 2.65m)

A well-proportioned third bedroom positioned to the rear of the property, enjoying a pleasant outlook. The room offers a versatile space that could be utilised as a bedroom, nursery, home office or dressing room, with a UPVC double glazed window allowing for natural light.

#### BATHROOM 5'6" x 7'7" (1.69m x 2.32m)

A stylish three-piece bathroom suite comprising a panelled bath with shower over and glass screen, low level WC and pedestal wash hand basin. The room is finished with attractive tiled walls, complementary flooring and a heated chrome towel radiator, with a UPVC double glazed window allowing for natural light and ventilation.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/barnfieldclosecolne>

### LOCATION

Situated within a popular and well-established residential development in Colne, this property enjoys a pleasant position with an attractive outlook to the rear. Ideally located for access to local amenities including shops, supermarkets, schools and transport links, with Colne town centre only a short drive away. The M65 motorway network is also easily accessible, making this an excellent choice for commuters. Surrounded by beautiful countryside, there are also plenty of nearby walking routes and outdoor spaces to enjoy.

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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## OUTSIDE

Externally, the property benefits from a driveway to the front providing off-road parking and access to an integral garage. To the rear is a beautifully presented garden enjoying a pleasant outlook, featuring a paved patio seating area ideal for outdoor dining, along with a lawned garden and a raised decking area—perfect for entertaining or relaxing in the warmer months. The garden is enclosed by timber fencing, offering a good degree of privacy.





Ground Floor

Approximate total area<sup>(1)</sup>

1100 ft<sup>2</sup>  
102.3 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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