





Hilton & Horsfall

BB8 7EU

## Weavers Way, Colne

### Offers In The Region Of £389,950

- Detached
- Four Bedrooms
- Two Bathrooms
- Integral Garage
- Enclosed Rear Garden

A fantastic opportunity to acquire this beautifully presented detached dwelling, situated on the outskirts of the popular town of Colne offering semi-rural views. This FOUR bedroomed property is a true credit to the current owner, having been maintained to a very high standard throughout. Affording many noteworthy features and briefly comprising of: a welcoming entrance hallway with a glass balustrade staircase leading to the first floor / landing, family sized living room, bespoke dining kitchen with inbuilt appliances, utility room and ground floor w.c. To the first floor / landing you will find four well proportioned bedrooms (master bedroom having an en-suite shower room) and a modern three piece house bathroom. Externally to the front elevation there is a tarmac driveway leading up to the integral garage, providing ample space for off road parking purposes.

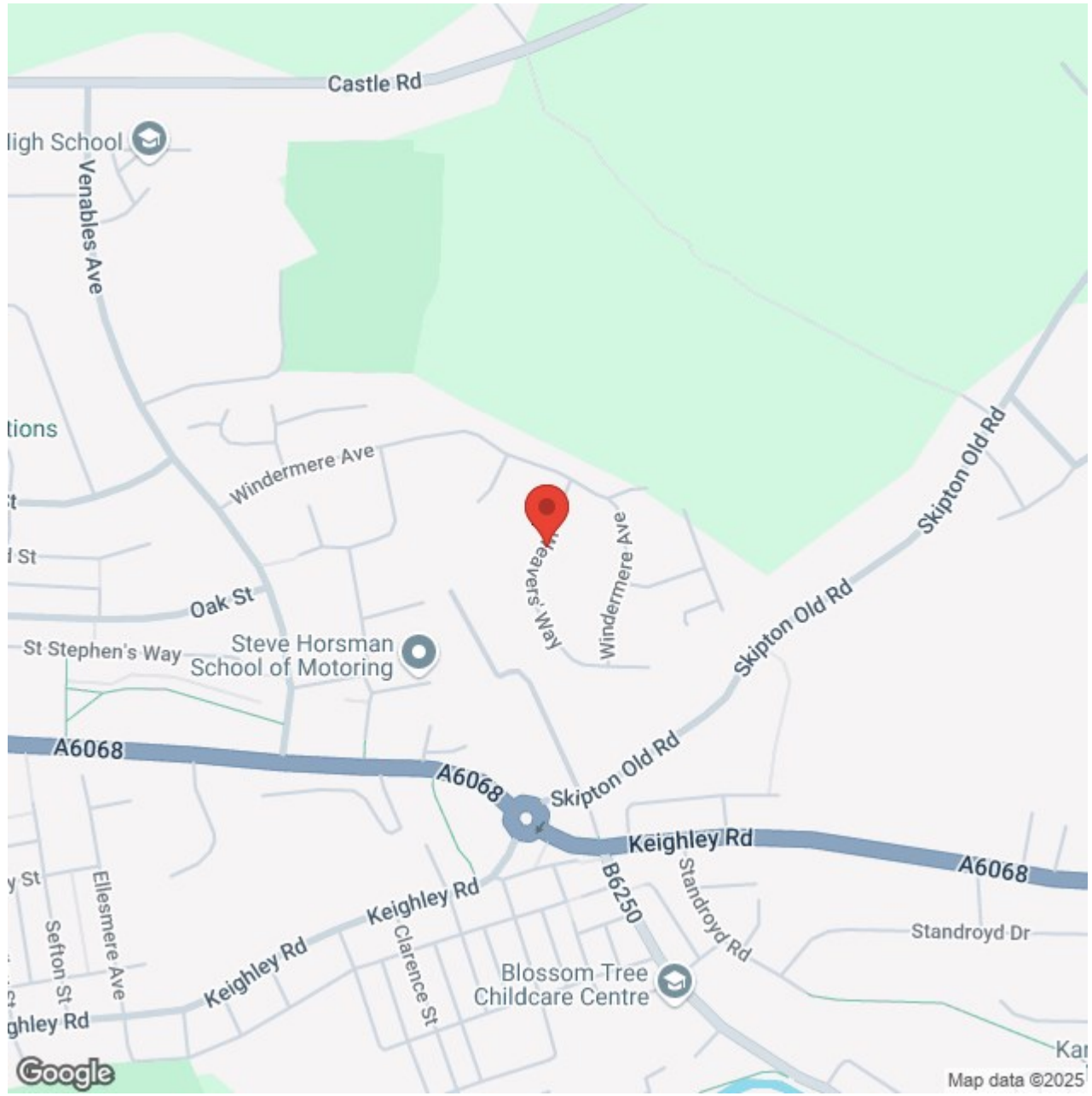
Having a lawned area, mature shrubs and palms. To the rear elevation you will find an enclosed rear garden having an Indian Stone flagged patio area, outside lighting, electrics and water tap, laid lawn with flowerbeds and an elevated decked patio area with space for garden furniture. Ideal for use during the Spring / Summer months. Local amenities, transport links, primary and secondary schools are situated close by. The M65 motorway is a short drive away offering access to neighbouring towns / cities. Perfect for a family. One not to be missed. Early viewing is advised to avoid disappointment. Early viewing is highly advised to avoid disappointment.

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# Lancashire

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## GROUND FLOOR

On the ground floor you will find

### ENTRANCE HALLWAY

A welcoming entrance hallway having kardean flooring, 1x central heating radiator, smoke detector, open glass balustrade staircase to the first floor / landing, under stairs storage cupboard, door to the garage and composite door to the front elevation.

### LIVING ROOM 12'1" x 16'0" (3.70m x 4.88m )

A family sized living room having space for settees, television point, 1x central heating radiator, double doors leading through to the kitchen diner and uPVC double glazed window to the front elevation.

### UTILITY AREA 5'3" x 5'1" (1.62m x 1.55m )

Having kardean flooring, fitted wall and base units with contrasting worktops, Worcester boiler, 1x central heating radiator, recessed LED spotlights, air extraction fan and composite door to the rear garden.

### GARAGE 8'8" x 16'3" (2.66m x 4.97m )

A spacious garage having full electrics and lighting, fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, space for a freestanding fridge / freezer, plumbing for a washing machine, space for a tumble dryer, 1x central heating radiator and an electric insulated sectional garage door. Ideal for off road parking and storage purposes.

### DINING KITCHEN 22'6" x 9'2" (6.87m x 2.80m)

A bespoke fitted kitchen offering fitted wall and base units with LED

strip lighting underneath and contrasting work surfaces over, inset sink with chrome mixer tap, breakfast bar with space for barstools, integrated wine cooler, integrated 60 / 40 fridge/freezer, space for a dining table and chairs with a pendant light above, 1x central heating radiator, kardean flooring, recessed LED spotlights, smoke detector, Vent-Axia air extraction fan and uPVC double glazed window to the rear elevation. Having an array of integrated Hotpoint appliances such as: oven / grill and microwave, dishwasher, 4 ring induction hob with extractor fan above.

### GROUND FLOOR W.C

Having Kardean flooring, push button w.c, wall mounted corner sink with chrome mixer tap, tiled splash back, heated chrome towel rack, recessed LED spotlights and uPVC double glazed frosted window to the side elevation.

### FIRST FLOOR / LANDING

On the first floor / landing there is:

### BEDROOM ONE 12'1" x 12'9" (3.70m x 3.90m )

A bedroom of double proportions with integrated wardrobes, space for a vanity desk and chair, television point, 1x central heating radiator, door to en-suite shower room and uPVC double glazed window to the front elevation.

### EN-SUITE SHOWER ROOM

A stunning modern three piece en-suite shower room comprising of: fully tiled flooring and walls, walk in shower cubicle with rainfall shower head, push button w.c, wall mounted sink with chrome mixer tap, heated chrome towel rack, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the front elevation.

### BEDROOM TWO 11'0" x 11'2" (3.36m x 3.42m )

Another bedroom of double proportions with space for wardrobes and drawers, double doors to wardrobe space, 1x central heating radiator and uPVC double glazed window to the rear elevation.

### BEDROOM THREE 8'11" x 12'5" (2.74m x 3.79m )

Yet again a bedroom of double proportions with space for drawers, door to storage cupboard, television point, 1x central heating radiator and uPVC double glazed window to the front elevation.

### BEDROOM FOUR 9'3" x 9'5" (2.84m x 2.89m )

A well proportioned bedroom that is currently utilised as a playroom having space for drawers, television point, 1x central heating radiator and uPVC double glazed window to the rear elevation.

### HOUSE BATHROOM

A modern three piece bathroom suite comprising of: fully tiled flooring and walls, panelled bathtub with chrome mixer tap, shower over and glass shower screen, wall mounted sink with chrome mixer tap, push button w.c, heated chrome towel rack, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the rear elevation.

## EXTERNALLY

Externally to the front elevation there is a tarmac driveway leading up to the integral garage, providing ample space for off road parking purposes. Having a lawned area, mature shrubs and palms. To the rear elevation you will find an enclosed rear garden having an Indian Stone flagged patio area, outside lighting, electrics and water tap, laid lawn with flowerbeds and an elevated decked patio area with space for garden furniture. Ideal for use during the Spring / Summer months.

## 360 DEGREE VIRTUAL TOUR

<https://bit.ly/weavers-way-colne>

## PROPERTY DETAILS

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

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Ground Floor



Floor 1

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

1369.06 ft<sup>2</sup>

127.19 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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