



Hilton &
Horsfall

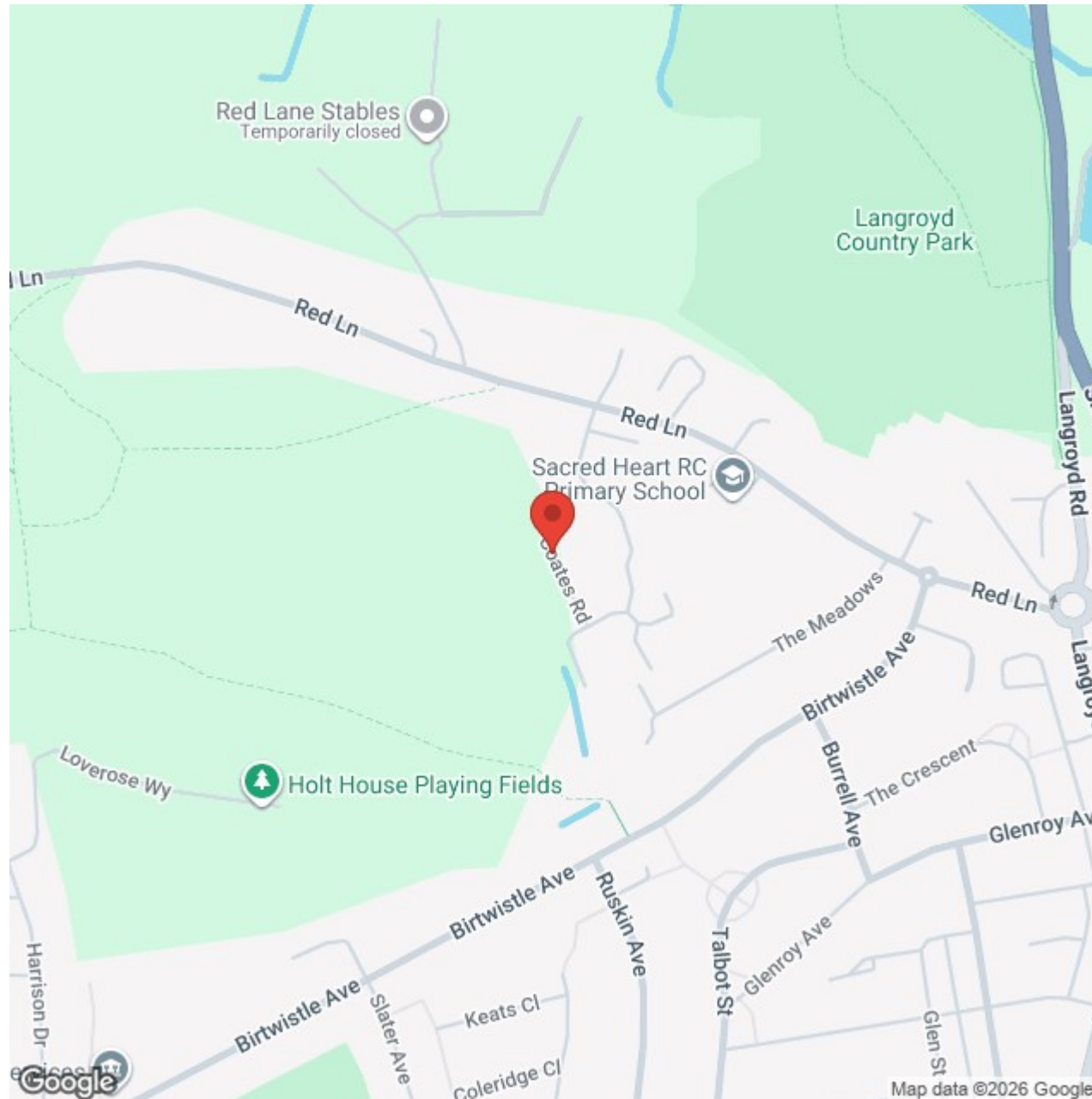
Coates Road, Colne

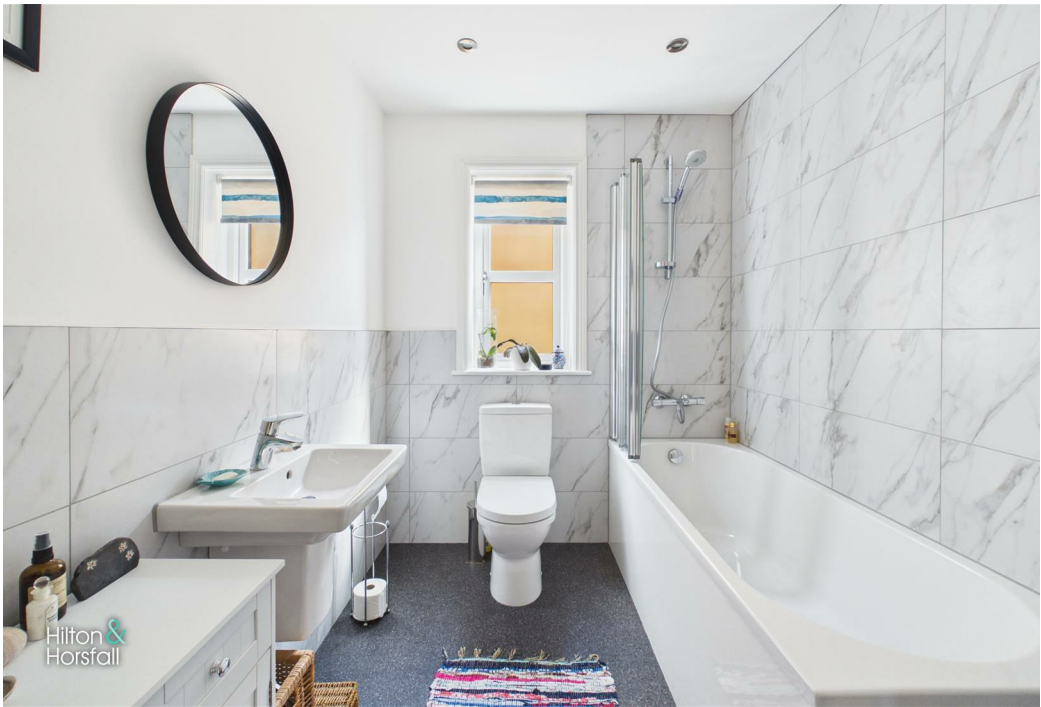
Offers In The Region Of £425,000

- Modern detached family home
- Four well proportioned bedrooms
- Ensuite shower room to the principal bedroom
- Stunning open plan dining kitchen & sitting area
- Driveway, integral garage, utility room & ground floor W.C
- Open aspect views to the front over greenery

A beautifully presented modern detached family home situated within a highly regarded residential development in Colne, enjoying attractive open aspect views to the front over greenery. Offering spacious and well planned accommodation throughout, this superb property briefly comprises of an entrance hallway, ground floor w.c, comfortable living room and a stunning open plan dining kitchen fitted with modern units and a peninsula breakfast bar, opening through to an additional sitting area creating a fantastic family and entertaining space. The property also benefits from a useful utility room, integral garage and driveway providing off road parking. To the first floor / landing are four well proportioned bedrooms, with the principal bedroom having access to a stylish ensuite shower room, in addition to a modern three piece family bathroom suite. Externally the property enjoys well maintained gardens to both the front and rear, with the enclosed rear garden offering an ideal space for relaxing and entertaining. Conveniently located for well regarded schools, local amenities, transport links and scenic countryside walks, this property would make an ideal purchase for growing families.







Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance hallway accessed via a composite front door having a uPVC double glazed window to the side elevation, staircase leading to the first floor / landing, modern flooring, useful under stairs storage cupboard, 1x radiator and doors leading through to the integral garage, living room and open plan dining kitchen.

GROUND FLOOR WC

A modern two piece ground floor WC comprising of a low level WC, vanity sink with chrome mixer tap, partially tiled walls, chrome heated towel radiator, modern flooring and recessed spotlights.

LIVING ROOM 10'2" x 14'0" (3.12m x 4.29m)

A beautifully presented living room positioned to the front of the property having a bay fronted uPVC double glazed window enjoying attractive open aspect views over the greenery opposite. The room offers ample space for comfortable family living and is finished with neutral décor and quality fitted carpeting. Having a contemporary inset electric fire set within a stylish surround, television point, 2 x radiator and uPVC double glazed window.

KITCHEN / DINING AREA 27'0" x 11'0" (8.23m x 3.36m)

A stunning open plan dining kitchen fitted with a modern range of high gloss wall and base units with quartz working surfaces over, under unit lighting and matching splashbacks. Having integrated appliances including an oven, combination microwave oven, induction hob with extractor hood over, dishwasher, fridge, freezer and inset sink with chrome mixer tap. The kitchen also benefits from a central peninsula breakfast bar providing additional seating and storage. Open through to the dining area having ample space for a family sized dining table and chairs with recessed spotlights, modern flooring, 2x radiators, uPVC double glazed window and French doors leading out to the rear garden. The open plan layout creates an ideal space for modern family living and entertaining.

SITTING AREA 10'4" x 10'7" (3.15m x 3.23m)

Open plan to the dining kitchen is this additional sitting area creating a fantastic versatile family space ideal for relaxing and entertaining. Having ample space for furnishings with large uPVC double glazed windows and French doors allowing an abundance of natural light whilst providing direct access out to the rear garden. With recessed spotlights, modern flooring and 1x radiator.

UTILITY ROOM 6'7" x 5'2" (2.02m x 1.58m)

A useful utility room having fitted wall and base units with working surfaces over, plumbing for a washing machine, space for a tumble dryer, additional appliance space, modern flooring, 1x radiator and a uPVC double glazed window.

INTEGRAL GARAGE 9'7" x 19'7" (2.94m x 5.98m)

A generously sized integral garage accessed via an up and over garage door, having the added benefit of power, lighting and a basic electric vehicle charging point, whilst offering ample space for storage or off road parking.

FIRST FLOOR / LANDING

A spacious first floor landing having fitted carpeting, recessed spotlights, 1x radiator, uPVC double glazed window enjoying attractive open aspect views and doors leading through to four well proportioned bedrooms and the family bathroom.

BEDROOM ONE 10'2" x 14'0" (3.12m x 4.27m)

A well proportioned double bedroom positioned to the rear of the property having fitted carpeting, 1x radiator, ample space for bedroom furnishings, uPVC double glazed window and access through to the ensuite shower room.

ENSUITE SHOWER ROOM 6'1" x 7'5" (1.86m x 2.27m)

A modern three piece ensuite shower room comprising of a walk in shower with glass screen and chrome rainfall shower attachment, low level WC, vanity sink with chrome mixer tap, fitted storage cupboard, partially tiled walls, chrome heated towel radiator, recessed spotlights, modern flooring and a uPVC double glazed frosted window.

BEDROOM TWO 9'9" x 13'10" (2.98m x 4.23m)

A well proportioned bedroom positioned to the rear of the property having fitted carpeting, 1x radiator, uPVC double glazed window and ample space for bedroom furnishings, currently utilised as a home office / hobby room.

BEDROOM THREE 10'3" x 9'10" (3.14m x 3.02m)

Another well proportioned bedroom positioned to the front of the property enjoying attractive open aspect views through the uPVC double glazed window. Having fitted carpeting, 1x radiator and ample space for bedroom furnishings or a home office setup if desired.

BEDROOM FOUR 9'8" x 10'0" (2.96m x 3.07m)

A comfortable fourth bedroom positioned to the front of the property enjoying attractive open aspect views through the uPVC double glazed window. Having fitted carpeting, 1x radiator and ample space for bedroom furnishings, currently utilised as a study / hobby room.

BATHROOM 10'2" x 6'4" (3.10m x 1.95m)

A stylish and modern three-piece bathroom suite comprising of a panelled bath with shower over, pedestal sink and low level w.c. Finished with attractive tiled walls, recessed spotlights, heated chrome towel radiator, extractor fan and a frosted uPVC double glazed window.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/coates-road-colne>

LOCATION

Situated within a quiet cul de sac position on a modern and highly regarded residential development, this superb family home enjoys attractive long distance and open aspect views to the front over greenery. The property is

conveniently located for well regarded primary and secondary schools, local amenities, transport links and scenic countryside walks, whilst also benefiting from direct access to Alkincoates Park and surrounding woodland walks. Offering an excellent balance of semi-rural surroundings and modern convenience, this location is ideal for growing families and commuters alike.

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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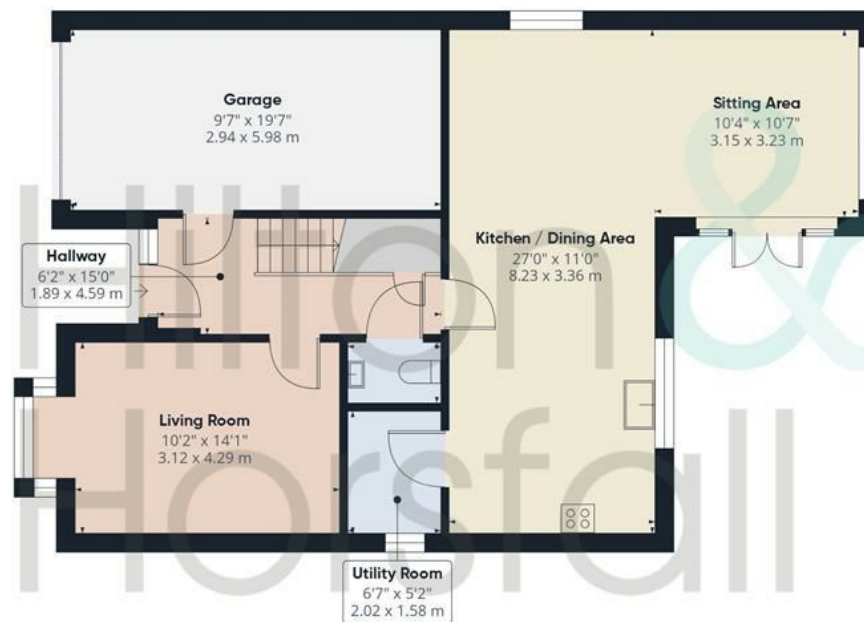


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OUTSIDE

Externally to the front the property offers a well maintained garden area and a driveway providing off road parking leading to the integral garage. To the rear is a beautifully presented enclosed garden predominantly laid to lawn with attractive planted borders, mature shrubbery and two flagged patio seating areas including a circular patio with wrap around semi circular stone seating, ideal for outdoor dining, entertaining and enjoying the pleasant surroundings.

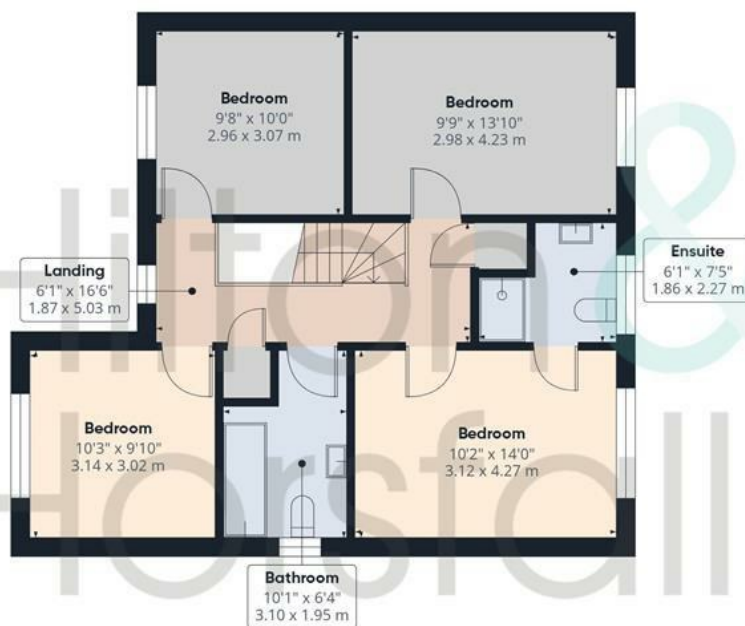


Ground Floor

Approximate total area⁽¹⁾

1577 ft²

146.4 m²



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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