



Hilton &
Horsfall

BB8 9PA

Sui Generis, Ing Dene Avenue, Colne

Offers In The Region Of £624,950

- Ultra-modern detached bungalow in a private gated setting
- Large gravel driveway with parking for multiple vehicles
- Detached garage / home gym with full glazing
- Four generously proportioned bedrooms
- Impressive open-plan kitchen / dining room
- Spectacular snooker bar with bi-folding doors, feature lighting & woodburning stove
- Stunning landscaped gardens to the front, rear and side
- Covered hot tub area and children's play zone
- Beautifully finished interiors with high-end fixtures & fittings
- Total approx. area: 2964 sq ft / 275.3 m²

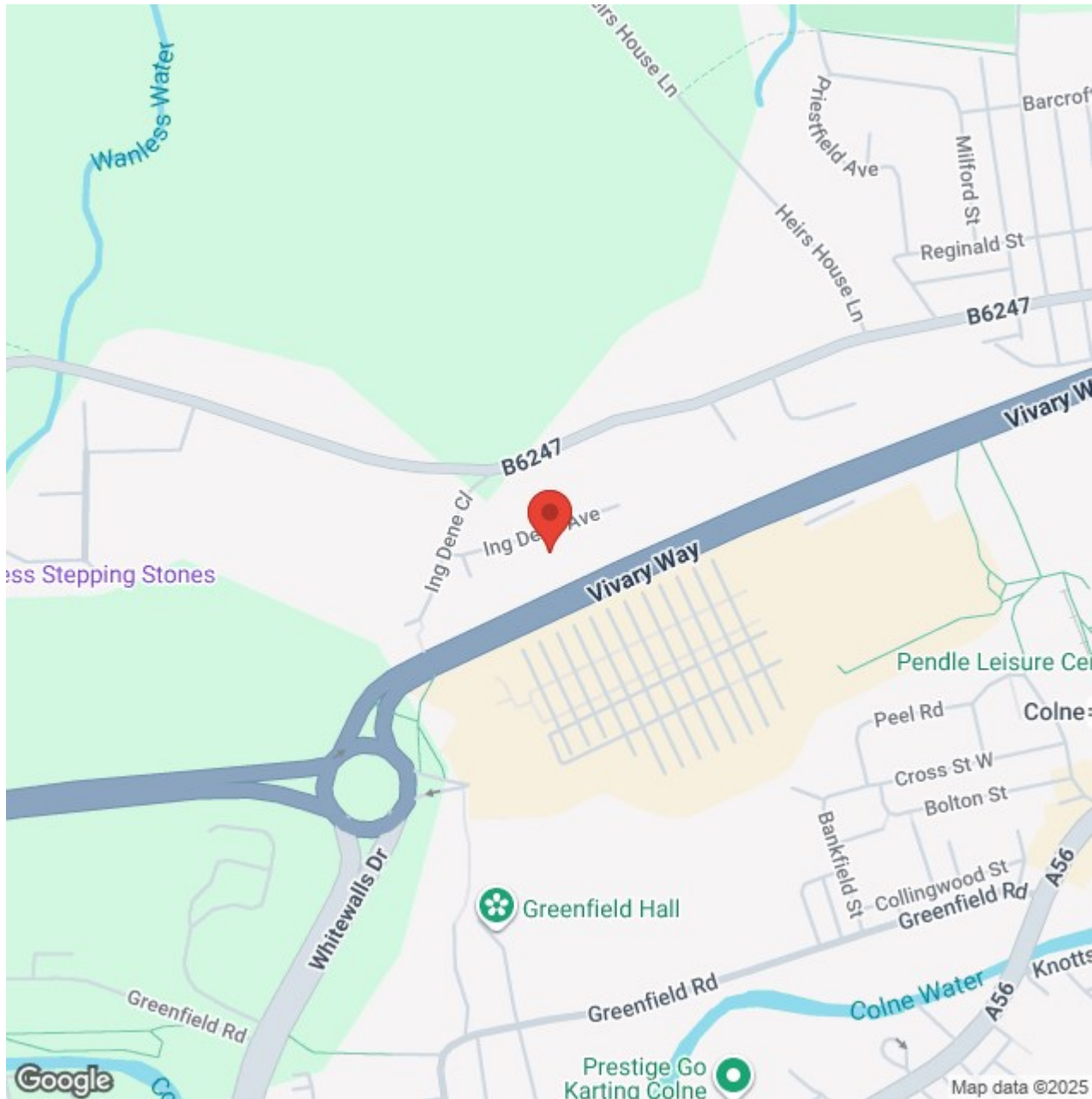
An exceptional, one-of-a-kind luxury residence finished to a show-home standard throughout.

Welcome to Sui Generis — a truly unique, ultra-stylish detached bungalow nestled behind electric gates in an fantastic residential setting. Set within a generous plot and having undergone extensive renovation and extension, this magnificent home offers a contemporary yet inviting interior, impeccable attention to detail, and a seamless blend of functionality and high-end design. Every inch of the property exudes quality, privacy and lifestyle-focused living — from the bespoke snooker lounge and bar to the luxurious master suite and landscaped gardens.

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Lancashire

ENTRANCE VESTIBULE

WC / CLOAKS

SITTING ROOM

A stylish front-facing reception room featuring bifold doors to the patio, a log-burning stove set within a central fireplace, and modern neutral décor. Finished with engineered wood flooring and feature lighting.

KITCHEN

A sleek, contemporary kitchen fitted with handleless units, Quartz worktops, integrated appliances, double ovens, a wine fridge, and feature pendant lighting. Finished with tiled flooring and LED ceiling trim for a modern touch.

SITTING / DINING ROOM

A stylish, open-plan space perfect for family life and entertaining, with modern tiled flooring, inset ceiling spotlights, and dual skylights. Features include a contemporary log-burning stove, large black-framed windows and sliding doors opening onto the rear garden, and open access through to the kitchen.

SNOOKER / BAR / LIVING ROOM

A breathtaking, multi-purpose space featuring vaulted ceilings, rich dark décor, and premium finishes. Complete with a full-size snooker table, bespoke bar, arcade machine, wall-mounted TV, integrated lighting, and stylish bi-fold doors opening onto the garden. Ideal for entertaining, relaxing, or hosting guests in absolute style.

HALLWAY

LAUNDRY ROOM

A sleek and functional utility space featuring integrated cabinetry, under-counter worktops, stacked washer and dryer, open shelving with wicker baskets, and a skylight flooding the room with natural light.

BEDROOM ONE

A luxurious double bedroom with contemporary feature wall, fitted lighting, and direct access to the garden via bifold doors. Includes access to a private dressing area and en-suite bathroom.

DRESSING AREA

A stylish walk-through space featuring bespoke his-and-hers fitted wardrobes on either side, leading to the en-suite via a modern glass door.

ENSUITE SHOWER ROOM

A stylish en-suite shower room featuring a large walk-in rainfall shower, wall-mounted basin, low-level WC, and sleek black panel detailing. A skylight above fills the space with natural light, creating a bright and modern finish.

BEDROOM TWO

A bright and cheerful bedroom with a large window overlooking the garden, wood-effect flooring, and pastel décor. Cleverly designed with a raised bed, built-in storage, and a TV recess—ideal for a child's room.

BEDROOM THREE

A spacious and versatile room with a large window offering garden views. Complete with neutral décor and ample space for a single or double bed, study area, and storage—perfect for a growing child or teenager.

PLAYROOM / BEDROOM FOUR

A truly unique space offering exceptional versatility. This impressive room features vaulted ceilings, a bespoke mezzanine platform with glass balustrade accessed via a wooden ladder, and a fully glazed internal feature window that opens into the main living space. Perfect as a children's playroom, studio, or additional bedroom, the room also offers a large built-in storage nook beneath the platform.

DETACHED GARAGE / GYM

A spacious and versatile area, currently set up as a fully equipped home gym. This space benefits from power and lighting, offering excellent potential for continued use as a fitness suite, workshop, or secure garage parking if preferred. The clean finish and generous proportions make it a highly practical extension of the home.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/ing-dene-avenue-colne/>

LOCATION

Located on Ing Dene Avenue, this home offers the perfect blend of tranquillity and convenience. A short drive to Colne town centre and its array of amenities, with excellent access to local schools, green spaces and the M65 motorway network.

PUBLISHING

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OUTSIDE

The property sits on a large private plot with secure electric gate access.

The long gravel driveway is flanked by mature hedging offering total seclusion and leads to the detached garage/gym with glazed frontage and roller door.

The front of the property features manicured planting beds, shaped topiary, and a welcoming seating terrace.

To the rear and side, the gardens are landscaped with low-maintenance artificial lawn, large decked entertaining areas, a covered hot tub zone, children's play area, and a raised private patio perfect for outdoor dining and relaxing. Every area is well screened with fencing and greenery, providing a sense of calm and total privacy.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

2964 ft²

275.3 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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