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BB8 7HZ

# Millbrook Court, Colne

## Offers In The Region Of £450,000

• Executive detached family home in a desirable cul-de-sac location • Versatile layout offering 4/5 bedrooms across three floors • Stunning open plan dining kitchen with island & Bluetooth ceiling speakers • Spacious living room with feature Chesneys cast iron stove & open views • Ground floor study/bedroom, shower room, utility room & gym space • Private rear garden, balcony to the front & driveway with integral garage

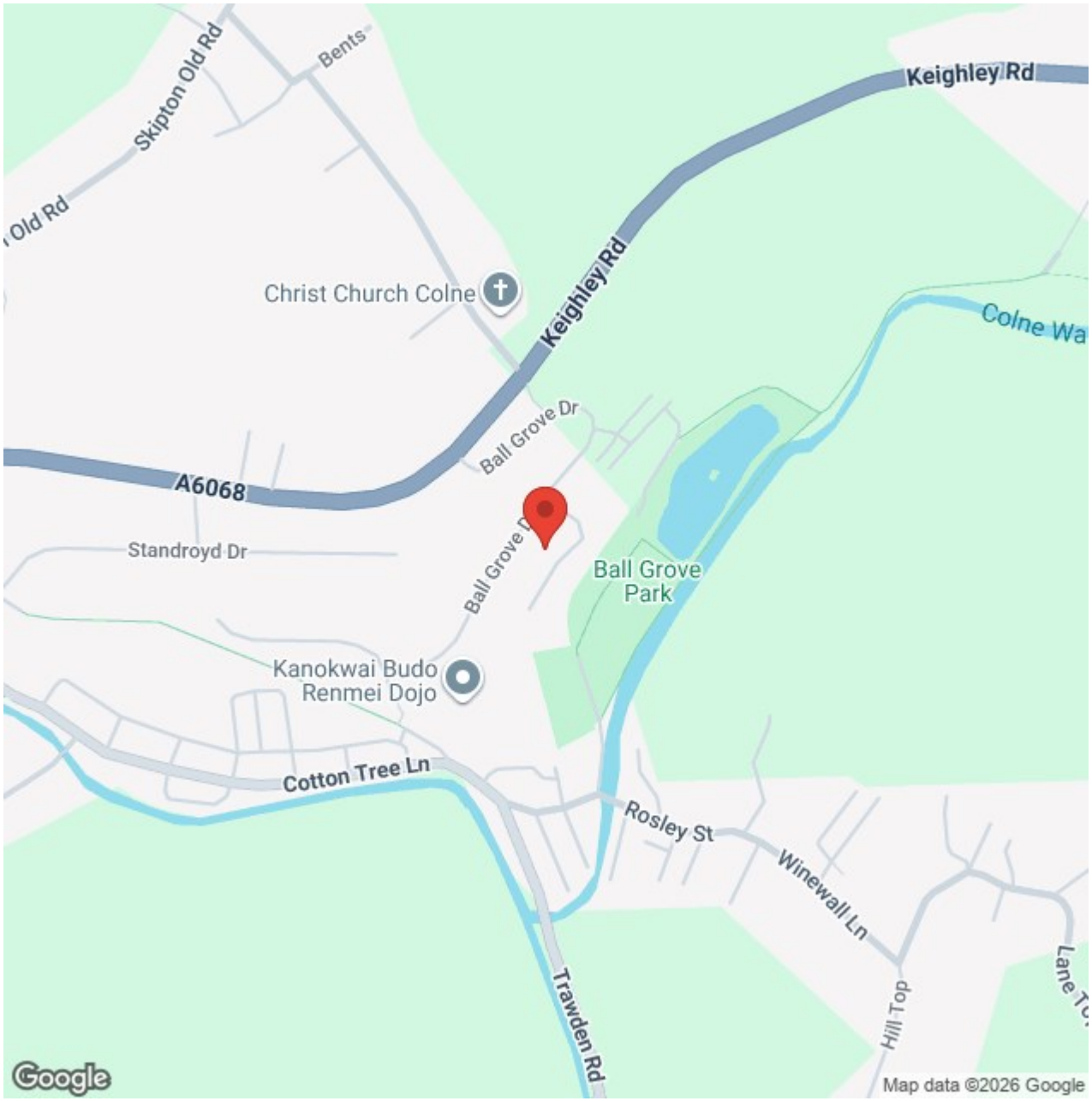
An exceptional and beautifully presented family home offering spacious and versatile living accommodation throughout, finished to a high standard with stylish décor and quality fixtures. The property boasts a stunning open plan dining kitchen fitted with modern units, a central island, and integrated appliances, complemented by Bluetooth ceiling speakers and French doors leading out to the rear garden, creating a fantastic space for both everyday living and entertaining. A welcoming living room featuring a high-quality Chesneys cast iron stove adds warmth and character, while additional ground floor accommodation includes a flexible study/bedroom, a contemporary shower room, a practical utility room, and a dedicated gym space. To the upper floors, the property continues to impress with four well-proportioned bedrooms, including a generous principal bedroom with fitted furniture and a stylish ensuite bathroom complete with a separate shower cubicle. A modern family bathroom serves the remaining bedrooms, while a balcony accessed from the landing provides a lovely spot to enjoy the outlook. Externally, the home benefits from a well-maintained rear garden ideal for outdoor living, making this an ideal purchase for growing families seeking a ready-to-move-into home in a sought-after location.


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Skipton Old Rd
Bents
Keighley Rd
Old Rd
Christ Church Colne
Keighley Rd
Colne Wa
Ball Grove Dr
A6068
Standroyd Dr
Ball Grove D
Ball Grove Park
Kanokwai Budo Renmei Dojo
Cotton Tree Ln
Rosley St
Winewall Ln
Trawden Rd
Hill Top
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Foulridge
Keighley Rd
Laneshawbridge
Colne
Winewall
Wycoller
Trawden
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# Lancashire

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## GROUND FLOOR

### HALLWAY

### LIVING SPACE / BEDROOM 20'3" x 13'6" (6.18m x 4.14m)
Located on the ground floor, this versatile and generously sized room offers excellent flexibility and is currently utilised as an additional living space. The room could easily function as a fifth bedroom if required, making it ideal for growing families, guests, or multi-generational living. A large window allows for plenty of natural light, while the neutral décor creates a bright and welcoming environment, with ample space for a range of furnishings to suit a variety of uses.

### CLOAKS / HALLWAY 10'6" x 11'4" (3.22m x 3.46m)
A practical and well-designed cloaks area providing the perfect space for coats, shoes and everyday storage. Neatly positioned on the ground floor, this useful area helps keep the home organised and clutter-free, ideal for busy family living.

### SHOWER ROOM 6'0" x 5'6" (1.84m x 1.68m)
A modern and well-presented three-piece shower room comprising a walk-in shower enclosure, low level WC and pedestal wash hand basin. Finished with clean, neutral tiling, the space is both practical and stylish. Conveniently positioned on the ground floor, it perfectly complements the flexible layout of the home, ideal for guests or for use alongside the study/bedroom.

### GYM 10'10" x 11'4" (3.31m x 3.46m)
A fantastic addition to the property, this well-proportioned room is currently utilised as a home gym, offering the perfect space for fitness and wellbeing. With ample floor space and a bright, modern feel, it could easily be adapted to suit a variety of uses such as a playroom, hobby room or additional office space. Positioned on the ground floor, it further enhances the home's versatile layout.

### GARAGE 16'2" x 11'5" (4.93m x 3.50m)
A spacious integral garage accessed via an up-and-over door to the front, providing excellent storage or secure parking. The garage also benefits from power and lighting, with internal access from the ground floor.

## FIRST FLOOR / LANDING

### LIVING ROOM 16'1" x 11'7" (4.92m x 3.55m)
Positioned on the first floor, this beautifully presented living room offers a light and inviting space with a large front-facing window enjoying stunning open views across the surrounding area. The room is tastefully decorated in neutral tones and features a high-quality inset Chesneys cast iron stove with a stylish surround, creating a cosy focal point. Built-in shelving and storage add both practicality and character, while the generous proportions allow for comfortable seating and a relaxing layout. The space flows seamlessly through to the dining kitchen, making it ideal for both everyday living and entertaining.

### BALCONY 26'0" x 3'2" (7.94m x 0.98m)
Accessed directly from the first floor landing, this charming balcony provides a lovely spot to sit and enjoy the open views to the front of the property. Offering space for a small table and chairs, it's perfect for morning coffee or unwinding in the evening.

### DINING KITCHEN 25'10" x 10'7" (7.88m x 3.25m)
A stunning open plan dining kitchen, beautifully designed with a contemporary finish and ideal for modern family living and entertaining. The space features a range of high-quality fitted wall and base units, complemented by stylish worktops and a central island with integrated induction hob and breakfast bar seating. Integrated appliances are neatly housed within the cabinetry, while a sleek sink unit sits beneath a window overlooking the rear garden. The room flows seamlessly into a generous dining area, with ample space for a large table and chairs, and French doors opening out onto the garden—perfect for indoor-outdoor living. Additional features include elegant herringbone-style flooring, feature lighting, and built-in Bluetooth ceiling speakers, creating a fantastic social hub at the heart of the home.

### UTILITY ROOM 6'2" x 7'1" (1.90m x 2.18m)
A practical and well-appointed utility room fitted with matching wall and base units, complementary work surfaces, and an inset stainless steel sink with drainer beneath a frosted window. The space provides plumbing and space for both a washing machine and tumble dryer, along with additional storage and worktop area. Finished with stylish tiled splashbacks and flooring, this room offers a functional extension of the kitchen.

### PLAYROOM / STUDY 7'1" x 9'6" (2.18m x 2.90m)
A bright and versatile room currently utilised as a playroom, offering excellent flexibility to suit a variety of needs including a home office, study or hobby space. The room benefits from a large window allowing for plenty of natural light, along with ample space for furniture, making it a practical addition to this well-designed family home.

## SECOND FLOOR / LANDING

### BEDROOM ONE 17'9" x 10'4" (5.43m x 3.17m)
A spacious and beautifully presented principal bedroom offering a calm and inviting retreat, featuring a range of fitted wardrobes, drawers and overhead storage for excellent organisation. The room benefits from multiple windows allowing plenty of natural light, creating a bright and airy feel, with ample space for a large bed and additional furnishings. Finished to a high standard throughout, the room also enjoys direct access to a private ensuite.

### ENSUITE 9'1" x 6'4" (2.77m x 1.95m)
A well-appointed ensuite bathroom comprising a three-piece suite including a panelled bath, low level WC and wash hand basin, complemented by a separate enclosed shower cubicle. The room is part tiled with a stylish finish and benefits from a frosted window allowing natural light while maintaining privacy.

### BEDROOM TWO 10'9" x 11'11" (3.28m x 3.64m)
A well-proportioned double bedroom, beautifully presented and filled with natural light from the window overlooking the surrounding area. The room benefits from fitted wardrobes providing excellent storage, along with ample space for additional furnishings.

### BEDROOM THREE 10'10" x 9'1" (3.32m x 2.77m)
A generous and well-presented bedroom featuring a range of fitted wardrobes and integrated storage, providing excellent practicality. The room also benefits from a built-in dressing/vanity area and a window allowing for plenty of natural light, creating a bright and airy feel. Ideal as a comfortable bedroom, with versatility for use as a dressing room or additional workspace if required.

### BEDROOM FOUR 9'1" x 7'8" (2.77m x 2.34m)
A beautifully presented and cosy bedroom, currently utilised as a nursery, featuring a charming decorative feature wall and a window allowing for plenty of natural light. The room offers ample space for bedroom furnishings and provides a warm, inviting feel, making it ideal as a child's bedroom, nursery, or home office if required.

### BATHROOM 6'8" x 7'10" (2.04m x 2.39m)
A stylish and well-appointed family bathroom fitted with a three-piece suite comprising a panelled bath, pedestal wash basin, and low-level WC, alongside the added benefit of a separate shower cubicle. The space is finished with complementary tiling and a frosted window providing natural light.

### 360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/millbrook-court-colne

### LOCATION
Situated in a highly desirable residential area, this property enjoys a pleasant setting with views towards the surrounding countryside while remaining conveniently positioned for everyday amenities. The location offers excellent access to local schools, shops, and transport links, making it ideal for families and commuters alike. Nearby towns such as Barrowford, Nelson, and Colne provide a wider range of facilities, including supermarkets, restaurants, and leisure amenities, while scenic countryside walks can be found right on the doorstep.


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## OUTSIDE

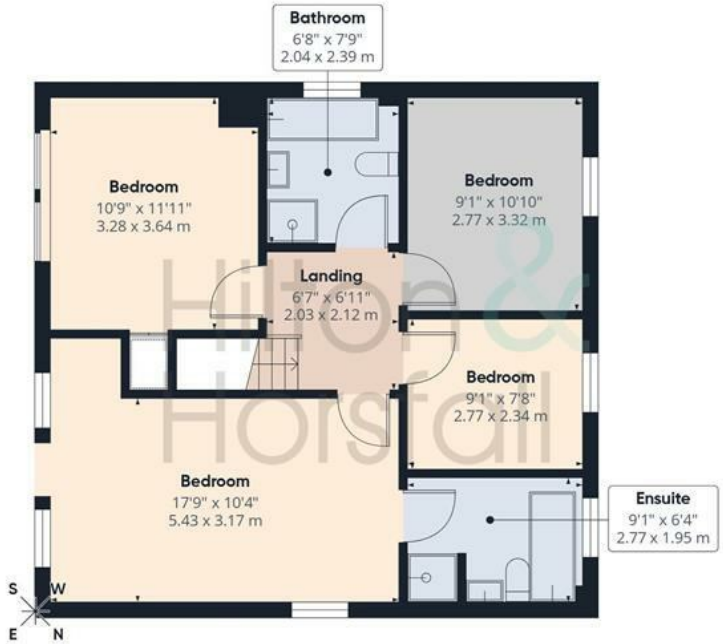
Externally, the property boasts a well-maintained and thoughtfully landscaped rear garden designed for both relaxation and entertaining. A raised decked seating area provides the perfect space for outdoor dining while enjoying the pleasant outlook, with steps leading down to a further patio and lawned area. The garden also benefits from a charming summer house, ideal for use as a home office, relaxation space or hobby room. To the front, the property offers a private driveway providing off-road parking and access to an integral garage, all set within a quiet and desirable cul-de-sac position.




Ground Floor




Floor 1




Floor 2

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**Approximate total area**(1)

2004 ft²

186 m²

**Balconies and terraces**

83 ft²

7.7 m²

**Reduced headroom**

3 ft²

0.2 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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