





Hilton &  
Horsfall

BB8 9PL

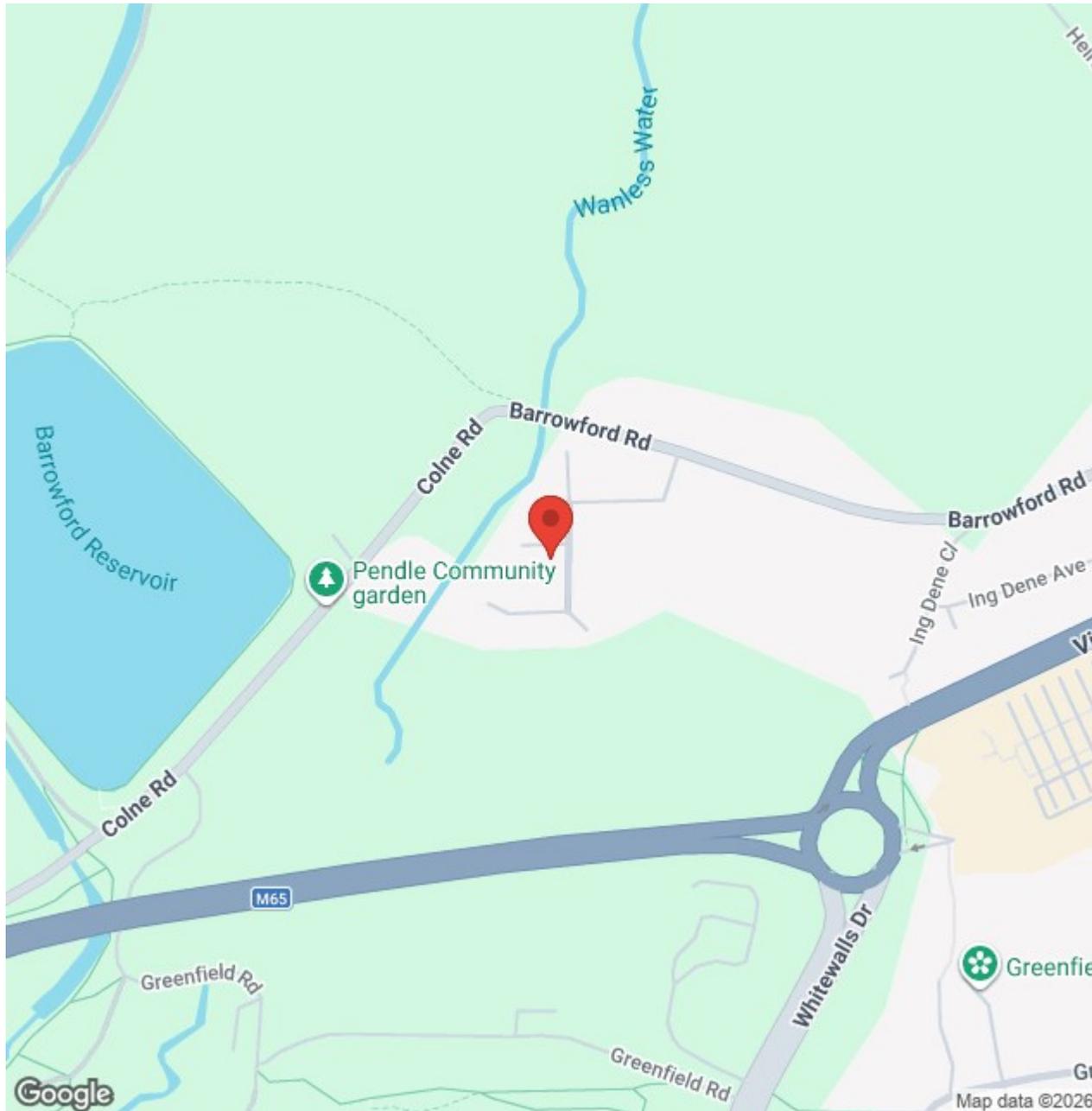
## Grenfell Gardens, Colne

### Offers In The Region Of £550,000

- Beautiful four bedroom detached family home
- Spacious open plan breakfast kitchen / living area with peninsula breakfast bar
- Two bedrooms with ensuite shower rooms
- Generous south-facing rear garden with large patio area
- Driveway parking, EV charging point and garage with electric door
- Sought-after modern development close to amenities and transport links
- CCTV System Installed

An exceptional four bedroom detached family home occupying a desirable position within a popular modern development in Colne. Beautifully presented throughout, this spacious property offers well-balanced accommodation ideal for modern family living, comprising a welcoming reception hallway, generous living room with bay window, sitting / dining room, a superb open plan breakfast kitchen and living area with central island and multi-fuel stove, utility room and a ground floor WC. To the first floor are four well-proportioned bedrooms, two of which benefit from their own ensuite shower rooms, along with a stylish three-piece house bathroom. Externally the property enjoys a large driveway providing ample off-road parking and access to the garage with electrically operated door and EV charging point. To the rear is a generous south-facing garden with a large patio seating area, creating the perfect space for outdoor dining, entertaining and family enjoyment. Positioned within comfortable reach of local amenities, well-regarded schools and transport links, this beautiful home is perfectly suited to modern family living.







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## Lancashire

An exceptional four bedroom detached family home occupying a desirable position within a popular modern development in Colne. Beautifully presented throughout, this spacious property offers well-balanced accommodation ideal for modern family living, comprising a welcoming reception hallway, generous living room with bay window, sitting / dining room, a superb open plan breakfast kitchen and living area with central island and multi-fuel stove, utility room and a ground floor WC. To the first floor are four well-proportioned bedrooms, two of which benefit from their own ensuite shower rooms, along with a stylish three-piece house bathroom. Externally the property enjoys a large driveway providing ample off-road parking and access to the garage with electrically operated door and EV charging point. To the rear is a generous south-facing garden with a large patio seating area, creating the perfect space for outdoor dining, entertaining and family enjoyment. Positioned within comfortable reach of local amenities, well-regarded schools and transport links, this beautiful home is perfectly suited to modern family living.

### GROUND FLOOR

#### RECEPTION HALLWAY 7'5" x 10'5" (2.28m x 3.20m)

A welcoming and spacious reception hallway with a front door and full-height glazed side panels allowing plenty of natural light to flow through. Finished with sleek tiled flooring and a stylish feature wall, the hallway creates an impressive first impression and provides access to the living room, sitting / dining room, breakfast kitchen / living area, ground floor WC and staircase leading to the first floor.

#### LIVING ROOM 23'11" x 11'6" (7.30m x 3.51m)

A generously sized living room offering a bright and comfortable space to relax, featuring a large bay window to the front which allows for plenty of natural light. The room centres around an attractive feature fireplace with inset gas fire and decorative surround, creating a lovely focal point. With ample space for multiple sofas and furnishings, this well-proportioned room is ideal for both everyday family living and entertaining guests.

#### SITTING / DINING ROOM 12'5" x 10'7" (3.79m x 3.24m)

Positioned to the front of the property, this well-proportioned sitting / dining room enjoys a lovely bay window and additional side window, allowing plenty of natural light to fill the space. Currently utilised as a dining area, the room offers ample space for a family dining table and chairs, creating an ideal setting for both everyday meals and entertaining guests.

#### GROUND FLOOR WC 7'10" x 3'5" (2.39m x 1.05m)

A modern two-piece suite comprising a low level WC and pedestal wash basin with chrome mixer tap. The room is partially tiled and benefits from a frosted window allowing for natural light while maintaining privacy.

#### BREAKFAST KITCHEN / LIVING AREA 24'1" x 12'6" (7.36m x 3.83m)

A superb open plan breakfast kitchen and living space forming the heart of the home, ideal for modern family living and entertaining. The kitchen is fitted with a range of stylish wall and base units with contrasting work surfaces, incorporating integrated appliances including double ovens, an induction hob with extractor above and an inset sink with mixer tap. A large peninsula unit provides additional preparation space and breakfast bar seating, while the room flows seamlessly into the living area with windows and French doors opening out to the rear garden and patio. A contemporary freestanding multi-fuel stove creates a lovely focal point, making this a fantastic space to relax or entertain all year round.

#### UTILITY ROOM 7'4" x 5'1" (2.24m x 1.56m)

A useful and practical utility room fitted with additional worktop space and a stainless steel sink with mixer tap. The room provides plumbing for a washing machine and space for further appliances, along with a door leading out to the rear garden, making it ideal for everyday household use.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 21'6" x 12'8" (6.56m x 3.88m)

A spacious double bedroom positioned to the rear of the property, offering a bright and relaxing space with French doors and a Juliet style balcony allowing plenty of natural light to fill the room. The bedroom benefits from fitted wardrobes providing excellent storage and also enjoys direct access to a private ensuite shower room.

#### ENSUITE SHOWER ROOM 7'5" x 5'10" (2.28m x 1.78m)

A modern three-piece suite comprising a walk-in shower with glass enclosure, low level WC and pedestal wash basin with chrome mixer tap. The room is fully tiled and benefits from a frosted window allowing for natural light while maintaining privacy.

#### BEDROOM TWO 12'8" x 14'3" (3.87m x 4.36m)

A well-proportioned double bedroom positioned to the front of the property, featuring a large bay window that allows for plenty of natural light. The room benefits from fitted wardrobes providing useful storage and also enjoys the added advantage of direct access to a private ensuite shower room.

#### ENSUITE SHOWER ROOM

A modern three-piece suite comprising a walk-in shower with glass enclosure, low level WC and pedestal wash basin with chrome mixer tap. The room is finished with contemporary tiled walls and includes a mirrored cabinet providing useful storage.

#### BEDROOM THREE 11'8" x 11'4" (3.56m x 3.47m)

A good-sized bedroom with French doors and Juliet style balcony allowing for plenty of natural light and pleasant outlooks. The room offers ample space for bedroom furniture and would also make an ideal guest room, home office or nursery if required.

#### BEDROOM FOUR 7'11" x 10'5" (2.43m x 3.19m)

A well-proportioned bedroom positioned to the front of the property with a window allowing for plenty of natural light. The room provides ample space for bedroom furniture and could also be used as a home office, nursery or dressing room depending on requirements.

#### BATHROOM 7'10" x 7'1" (2.41m x 2.16m)

A modern three-piece bathroom suite comprising a panelled bath with shower over and glass screen, low level WC and pedestal wash basin with chrome mixer tap. The room is finished with contemporary tiled walls and flooring and benefits from a frosted window to the front allowing for natural light while maintaining privacy.

#### DETACHED DOUBLE GARAGE 17'7" x 17'1" (5.36m x 5.21m)

A spacious integral garage accessed via an electrically operated up and over door to the front, providing secure off-road parking or useful additional storage. The garage also benefits from power and lighting and offers further versatility for use as a workshop, gym or general storage space if required.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/grenfell-gardens-colne>

### LOCATION

Situated in a modern and highly sought-after residential development, the property enjoys a convenient position within comfortable reach of local amenities, well-regarded schools and transport links. Nearby towns such as Barrowford, Colne and Nelson offer a wide range of shops, cafés and everyday facilities, while beautiful countryside walks can be found close by. The M65 motorway network is also easily accessible, providing straightforward connections towards Burnley, Preston and beyond, making this an ideal location for both families and commuters.

### PUBLISHING

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## OUTSIDE

To the front of the property there is a driveway providing off-road parking and access to the garage, along with the added benefit of an EV charging point. To the rear is a generous south-facing garden, offering an excellent outdoor space to relax and entertain, featuring a large patio seating area and lawn, all enclosed by fencing providing a good degree of privacy.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2077 ft<sup>2</sup>  
192.9 m<sup>2</sup>

(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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