

MARSH & MARSH PROPERTIES

17 Grenfell Gardens, Colne, Burnley, BB8 9PL

£550,000



****ATTENTION TO ALL YOUNG OR GROWING FAMILIES**** Set within this wonderful development is the spacious **FOUR DOUBLE BEDROOM**, executive detached property that will make a long term family home. Positioned on the outskirts of Colne, it enjoys the best of both worlds, being sandwiched between countryside, reservoirs and all local amenities nearby including Colne railway station for anyone needing to commute to Manchester. In brief comprises of; Entrance Hall, office, cloak room, lounge and modern day living with open plan kitchen, dining area and kitchen are all to the ground floor. To the first floor is the house bathroom and four double bedrooms where the master and second bedroom boast an En-suite shower room. Externally you will find gardens to the front and rear, a driveway for six to eight cars and a large, detached garage.

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ENTRANCE HALL

Accessed via a UPVC door is this spacious hallway, with an open staircase, under the stair storage cupboard, radiator, and a mains smoke alarm. The impressive large floor tiles continue through most of the ground floor with underfloor heating.

CLOAKROOM

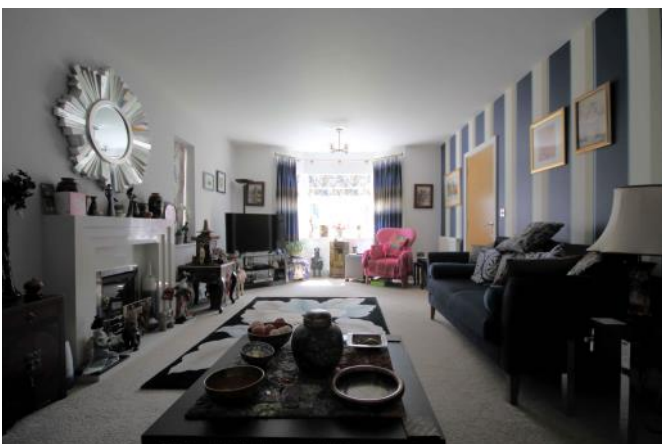
A modern, white two piece suite comprises of a low flush toilet and a pedestal sink with a chrome mixer tap. Completing the room to a high spec is a chrome towel radiator, extractor fan, tasteful wall tiles and the tiled floor with underfloor heating.

OFFICE/FIFTH 3.0 x 2.8m (9'8 x 9'2)



The current owner uses this room as a spare bedroom. Radiator and a UPVC window.

LIVING ROOM 3.8 x 6.2m (12'5 x 20'4)



Being over six meters in length, this offers a comfortable living space for all the family. Nestled within a marble fireplace is an inset, coal effect, living flame gas fire. There are also two radiators, a front elevation UPVC bay window along with two side elevation UPVC windows to provide ample natural light.

KITCHEN



Open plan with the living/dining area is this modern fitted kitchen which boasts a wide range of wall and base units to provide more than enough storage space and include a breakfast bar, which is further complimented by the quartz worktops with a one and a half bowl stainless steel sink and chrome mixer tap. Integrated

appliances include a fridge, freezer, and a NEFF dishwasher along with a built-in NEFF electric oven with a matching NEFF micro-wave oven and a five ring NEFF induction hob with a modern glass and stainless steel cooker hood above. The tiled floor with underfloor heating continues through from the entrance hall. There is a UPVC window and access to the utility room which is also a side entrance.

DINING/LIVING AREA 8.8 x 6.6m (28'10 x 21'5) Combined Kitchen & Dining



A large open space offers contemporary, modern day living, and is perfect for those who love to entertain your family and friends. Again, the tiled floor with under floor heating continues through

this area and there are also two radiators. UPVC French doors lead out to the rear garden and together with two UPVC windows and two Velux windows provide an abundance of natural light.

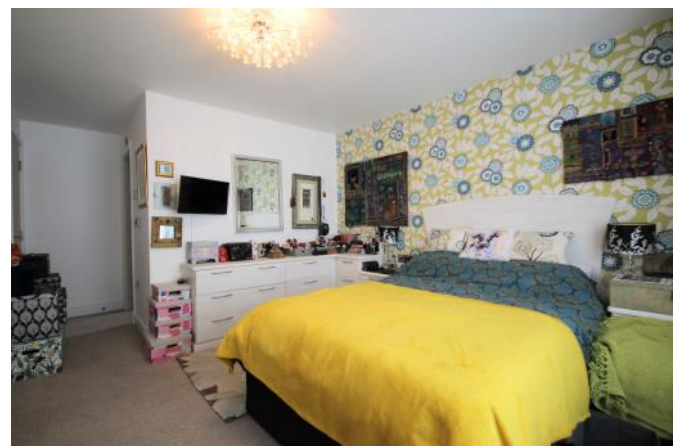
UTILITY

A base unit incorporates a stainless steel sink with a chrome mixer tap and has spaces with plumbing for both a washing machine and a tumble dryer. Tiled floor with under floor heating and a side UPVC door complete this room.

LANDING

This is a spacious landing area with loft access, storage cupboard which houses the boiler, radiator, and a mains smoke alarm.

MASTER BEDROOM 3.8 x 4.8m (12'5 x 15'10)



A double room with four built-in double wardrobes with matching drawers and bedside cabinets. Radiator and a UPVC window.

EN-SUITE SHOWER ROOM

With tasteful wall and floor tiles this modern three piece suite comprises of a large glass shower cubicle with a power shower, low flush toilet and a pedestal sink with a chrome mixer tap. To finish the room there is a shaver point, ceiling spotlights,

extractor fan and a UPVC window.



BEDROOM TWO 2.8 x 5.1m (9'0 x 16'6)



BEDROOM THREE 3.3 x 4.4m (10'8 x 14'5)



A double room with built-in wardrobe, radiator and a UPVC window.



BEDROOM FOUR 2.8 x 5.9m (9'0 x 19'4)

A double room with a radiator and a UPVC window.

A double room with fitted wardrobes, matching drawers, and bedside cabinets. Radiator, storage cupboard and a UPVC window.

EN-SUITE SHOWER ROOM

This modern three piece suite comprises of a shower cubicle with a power shower, low flush toilet and a pedestal sink. To complete the room to a high spec are the tasteful wall and floor tiles, chrome towel radiator, shaver point, ceiling spotlights, extractor fan and a UPVC window.

HOUSE BATHROOM



Finished off to a high standard and spec is this four piece suite which comprises of a bathtub with a chrome mixer tap, glass shower cubicle with a power shower, low flush toilet and a pedestal sink. Tasteful wall and floor tiles, chrome towel radiator, shaver point, ceiling spotlights, extractor

fan and a UPVC window complete this room.

EXTERNAL



To the front of the property there is a well

maintained open lawn garden and to the rear there is an enclosed lawn and patio garden with a cold water tap and lighting.

A large block paving driveway can comfortably fit six cars on and possibly up to eight cars if needed which leads to the side of the house to the detached garage.

GARAGE 5.3 x 5.2m (17'4 x 17'1)



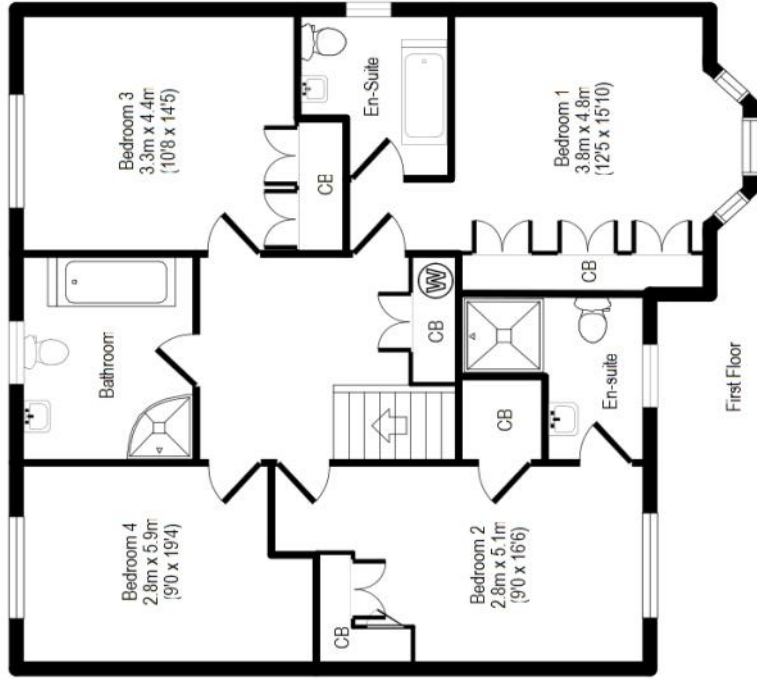
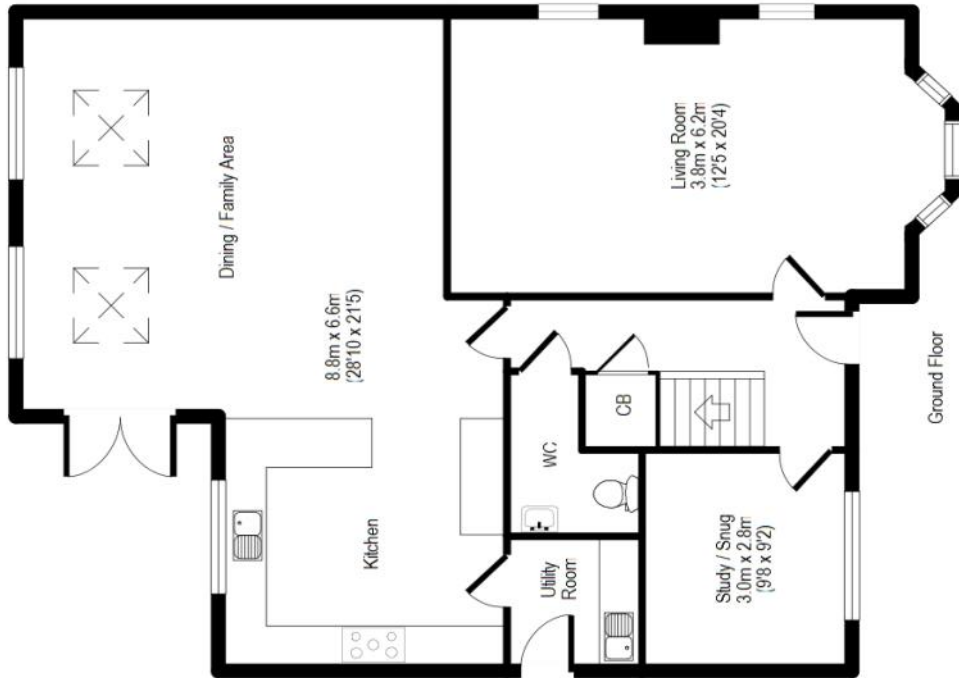
A large garage with power and light, an electric garage door and a secure side door provides access to the rear garden.



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APPROX GROSS INTERNAL FLOOR AREA: 171 sq. m / 1841 sq. ft.



For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.
 Floor Plan measurements are approximate and are for illustrative purposes only.
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