DESCRIPTION

Occupying a pleasant cul-de-sac location with an attractive aspect to the rear extending over adjacent fields and surrounding countryside, this split level three bedroom link detached property provides an ideal family purchase.

On entering the property to the ground floor you are greeted by the reception hallway where the staircase ascends to the first floor. The kitchen is situated to the front of the property and houses a modern range of matching wall, base and drawer units in beech with steel rod handles and a range of integrated appliances which include fan assisted electric oven, four ring gas hob with illuminated stainless steel chimney hood extractor over, fridge and dishwasher. There is a generous range of working surfaces together with a breakfast bar.

A split level staircase provides access to a well proportioned lounge which is situated to the rear of the property with UPVC double glazed windows and French doors which overlook and access the rear decking and garden area. There is a coal effect living flame gas fire set within an Adam style feature surround with marble hearth and matching inset which provides an attractive focal point together with wall light points and a small storage area with glazed door. Additionally on the ground floor is a two piece cloakroom in white.

Ascend the staircase to the first floor where there is a split level landing with storage area. The master bedroom is situated to the rear of the property to take full advantage of the attractive aspect and comprises a well proportioned double width room with a generous range of fitted wardrobes. There is a further second double bedroom situated to the front of the property. Finally there is a third single bedroom situated to the rear. The family bathroom houses a modern three piece suite in white comprising low level wc, pedestal hand wash basin and panelled bath with mixer shower over and glazed shower screen together with fully tiled walls in white with attractive print.

The property is complemented by the modern day comforts of UPVC double glazing and gas fired central heating throughout.

Externally, to the front of the property is a tiered garden together with a tarmacadam driveway which leads to a single garage with manually operated up and over door, light and power installed.

The garden area to the rear offers excellent potential, although a little overgrown at the present time. There is an attractive decking area which is accessed from the lounge with steps leading down to a lower level garden with patio areas and established borders.

VIEWING

Strictly by appointment through the agent’s Colne office.

POST CODE

BB8 0QB.

COUNCIL TAX

Band D.
GROUND FLOOR
APPROX. FLOOR
AREA 55.2 SQ.M.
(594 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 40.1 SQ.M.
(432 SQ.FT.)

TOTAL APPROX. FLOOR AREA 95.2 SQ.M. (1025 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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