



40 Church Street, Trawden

Colne

Fixed Price £475,000



## 40 Church Street

Trawden, Colne

A beautifully presented stone-built four bedroom detached family home, ideally positioned in the heart of Trawden village, within easy walking distance of the popular Trawden Arms, local nurseries and schools, and surrounded by picturesque countryside walks.

The property has been extensively improved and extended, with a high-quality extension completed in September 2022. This added a spacious dining room with bi-fold doors opening onto the patio, alongside a separate utility room. At the same time, all rear windows were replaced, enhancing natural light throughout. The living room is a grand size and fitted with a log-burner creating the perfect focal point.

The extension also allowed for the installation of a stunning Schüller fitted kitchen, finished with Silestone quartz worktops and Siemens integrated appliances. Both ovens and the dishwasher are Wi-Fi enabled via the Home Connect app, with one oven also featuring a built-in microwave. The kitchen/diner is a beautiful family space with herringbone LVT flooring throughout, and a sitting area for entertaining guests, and a downstairs WC has been installed for convenience.

All bathrooms have been replaced since the current owners purchased the property, including a modern en-suite to the main bedroom which benefits from a walk-in rainfall shower. Further upgrades include insulated office space, damp proofing to the side wall, new carpets to the hallway, stairs, landing and lounge, and composite front and rear doors.

Externally, the property benefits from driveway parking, additional parking in front of the garage, and a garden incorporating an area of rented land (£100 per annum). The garage is well equipped with electricity, and multiple plug sockets, making it ideal for storage or workshop use.

- Four Bed Detached House
- Block Paved Driveway & Detached Garage
- Gorgeous Schüller Fitted Kitchen With Quartz Worktops
- Utility Room
- Rear Patio & Rented Decking/Garden Space
- Recently Extended Rear Dining Room With Bi-Folding Doors
- Downstairs WC
- Two En-Suites & Three-Piece Family Bathroom
- Converted Garage, Now Office With Heating
- Boarded Left For Storage



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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ESTATE AGENTS



Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
177.3 m<sup>2</sup>



Floor 1 Building 1



(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.

GIRAFFE360



## Farrar & Forbes Estate Agents

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