





PROPERTY DESCRIPTION

This attractively presented, generously proportioned detached house is well situated, tucked away in a small prime cul-de-sac position, and provides a fabulous home, perfect for a growing family. Having the benefit of a good sized conservatory at the rear, this lovely home boasts many desirable features, including recently fitted bathrooms, off road parking for 2 or 3 cars, a good sized garage and great garden space. Located on the South Valley Estate, towards the outskirts of Colne, this appealing abode is within a short drive to the town centre shops, schools, the M65 motorway and the local railway station.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hall, with an open staircase and attractive ground floor wc, a spacious lounge and dining room, with patio doors opening into the conservatory. The kitchen is stylishly fitted with a good range of modern cream gloss fronted units, a built-in electric double oven, a five ring gas hob and an integral dishwasher. The utility room is fitted with the same units as the kitchen and there is internal access from this room into the garage. There are four good sized bedrooms, two of which have fitted wardrobes, the master bedroom having a beautiful, fully tiled en-suite shower room, and a fully tiled house bathroom, which again is yet another stunning feature, has been re-fitted with a modern three piece white suite, with a shower over the bath.

The integral garage has a remote controlled up and over door, the driveway in front has been block paved, with a lawn to one side, and the sizeable, enclosed rear garden has a large decked patio, a paved patio, with the remainder being laid to lawn. VIEWING ESSENTIAL IN ORDER TO APPRECIATE.



FEATURES

- Attractive, Modern Detached House
- Tucked Away in a Delightful Cul-de-Sac
- Boasting Many Advantageous Attributes
- Excellent Family Accommodation
- Ent Hall, GF WC, Lounge & Dining Rm
- Good Sized, Extremely Useful Conservatory
- Stylishly Fitted Kitchen & Utility Room
- 4 Beds - 2 with Ftd Wardrobes & 1 En-Suite
- Stunning, Fully Tiled House Bathroom
- Off Rd Pkg & Integ. Garage - Internal Access
- Front Garden & Sizeable Rear Garden
- Viewing Essential to Fully Appreciate





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Attractive composite entrance door. Open stairs to the first floor, radiator and wood finish laminate flooring.

Ground Floor WC

Half tiled and recently re-furnished with a modern two piece white suite, comprising a w.c. and a wash hand basin, set into a vanity unit with a cabinet below. 'Chrome' radiator/heated towel rail, down-lights recessed into the pvc lined ceiling and pvc double glazed, frosted glass window.

Lounge

16' 4" x 10' 2" plus recess (4.98m x 3.10m plus recess)

This spacious family room has a fireplace and fitted gas fire, a pvc double glazed window, radiator and television point.

Dining Room

9' 9" x 9' 4" (2.97m x 2.84m)

The dining room is laid with wood finish laminate flooring, has a radiator and pvc double glazed sliding patio doors opening into the conservatory.

Conservatory

11' 4" plus recess x 8' 10" plus recess (3.45m plus recess x 2.69m plus recess)

A beneficial addition to any family home, the good sized conservatory has pvc double glazed windows, a radiator, wood finish laminate flooring and pvc double glazed French doors opening out to the rear garden.

Kitchen

11' 10" x 10' 4" reducing in stages to 6' 0" (3.61m x 3.15m reducing in stages to 1.82m)

The stylish kitchen is fitted with modern cream gloss fronted units and drawers, wood finish laminate worktops and a one and a half bowl sink, with a mixer tap. There is also a built-in electric double oven/grill, a five ring gas hob, with a stainless steel splash-back and extractor canopy over, and an integral dishwasher. PVC double glazed window and wood finish laminate flooring.

Utility Room

Fitted with the same units and worktops as those in the kitchen, the utility room has a single drainer sink, with a mixer tap, plumbing for a washing machine, a radiator, wood finish laminate flooring and a half glazed, composite external door. There is also another door giving internal access into the garage.

First Floor

Landing

Built-in airing cupboard, housing the pressurised hot water tank. Access, via a retractable ladder, to the part boarded loft space, which has an electric light.

Bedroom 1

11' 10" x 10' 1" plus 5' 7" into recess x 4' 3" (3.61m x 3.07m plus 1.70m into recess x 1.30m)

This generously proportioned double room enjoys a pleasant open aspect, with views over the houses opposite extending over to Pendle Hill, and has two built-in double wardrobes, a pvc double glazed window and radiator.

En-Suite Shower Room

Recently tastefully re-furnished, the fully tiled shower room has a larger than standard walk-in shower unit, incorporating an illuminated display niche, with a fixed 'rainfall' style shower head, plus an additional flexible shower head. There is also a w.c., a wash hand basin, set into a drawer unit, and a built-in wall cupboard, with a concealed downlight below, matching the drawer unit. Illuminated mirror fronted cabinet, incorporating an electric shaver point, contemporary radiator/heated towel rail, wood finish laminate flooring, pvc double glazed, frosted glass window and down-lights recessed into the pvc lined ceiling.

Bedroom 2

10' 0" x 8' 0" (3.05m x 2.44m)

A second double room, which has a built-in triple wardrobe, wood finish laminate flooring, a radiator and pvc double glazed window.

Bedroom 3

8' 0" x 8' 10" (2.44m x 2.69m)

This third double room is laid with wood finish laminate flooring and has a pvc double glazed window, from which there are far reaching views, a radiator, wall mounted storage/display shelves and a recess with additional fitted shelves.

Bedroom 4

8' 7" into recess x 7' 11" (2.62m into recess x 2.41m)

A good sized single room, with a pvc double glazed window and radiator.

House Bathroom

As with the ground floor w.c. and the en-suite, the house bathroom has also recently been beautifully re-fitted. It is fully tiled and has a three piece white suite, comprising a double ended bath, enclosed by glazed shower screens, with a central tap, a flexible hand-held shower and a fixed 'rainfall' style shower above, as well as a w.c. and a vanity wash hand basin, set into a gloss finish drawer unit. There is a matching gloss fronted cabinet, a contemporary radiator/heated towel rail, down-lights recessed into the pvc lined ceiling, a pvc double glazed, frosted glass window and wood finish laminate flooring.

Outside

Front

The block paved drive provides off road parking for 2-3 cars. There is a lawn with surrounding hedging and trees and the block paving on the drive extends into a path in front of the house. A wrought iron gate from the drive gives access to the side of the house and the rear garden.

Integral Garage

16' 3" x 7' 10" (4.95m x 2.39m)

The integral garage has a remote controlled up and over door, electric power and light, wall mounted coat hooks and houses the gas condensing combination central heating boiler.

Side/Rear

The area to the side of the house is paved and extends round to the back of the house into a patio area. There is also a large decked patio, a slightly elevated lawned garden, a cold water tap and external light. At the other side of the house is a pathway on which sits a timber shed.

Directions

If entering Colne from the M65, come right to the end of the motorway and exit at Junction 14. Take the third exit off the large roundabout, following the signs for Colne Town Centre and proceed along the dual carriageway to the next roundabout. Take the first exit off this roundabout into Burnley Road (A56) heading for Colne Town Centre. Continue on past Phillips Lane Fish & Chip Shop on the left and Lanlee Timber Supplies on the right, take the next right turn into Knotts Lane, continue on to the 'T' junction and turn right again, continuing on Knotts Lane. Proceed up the hill and the turning into South Valley Drive is on the right.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

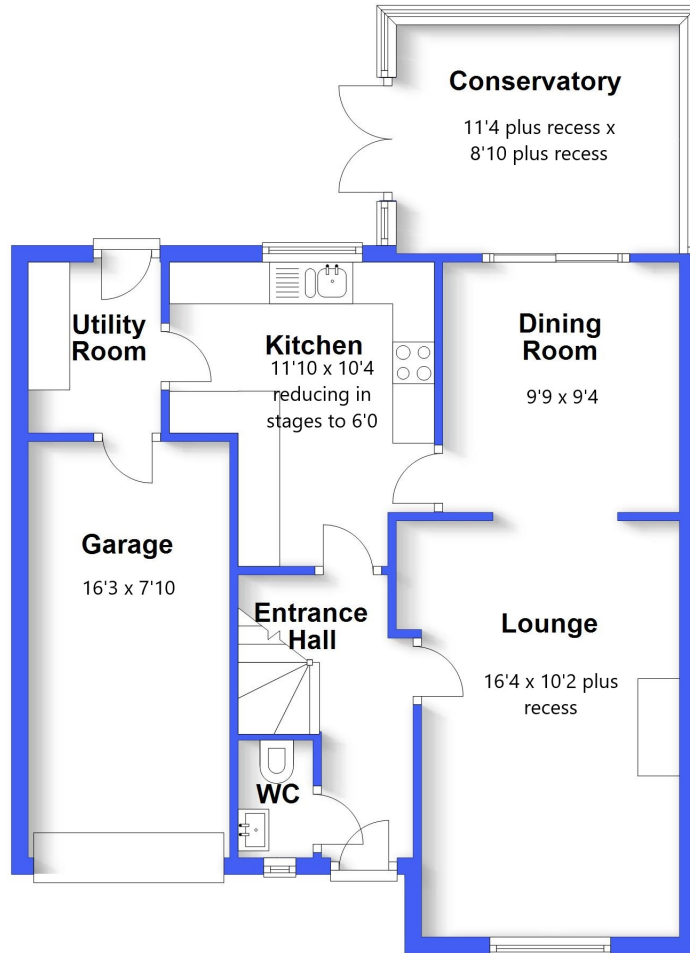
19H22ES

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | 72 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

FLOORPLAN

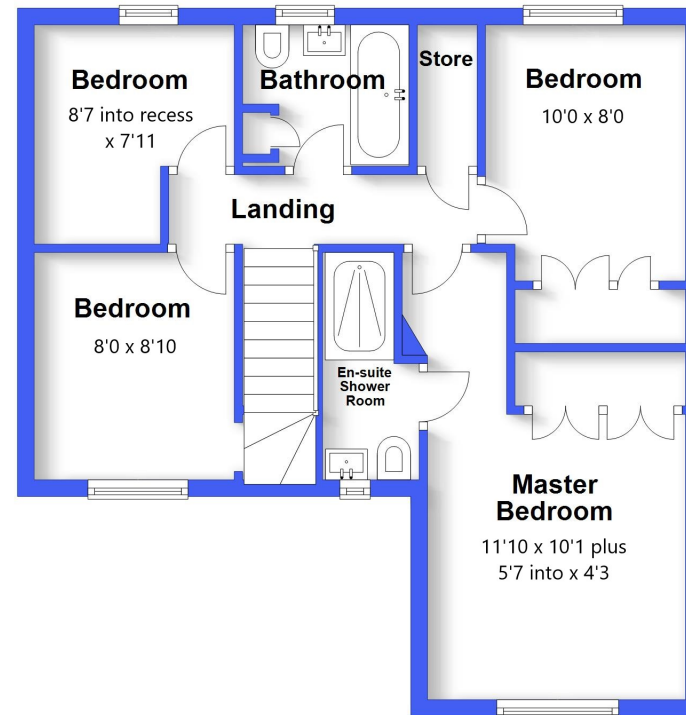
Ground Floor

Approx. 68.5 sq. metres (737.4 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



Total area: approx. 119.4 sq. metres (1284.9 sq. feet)

All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this Floorplan
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