



Honeywell
SELECT

3 Grenfell Gardens, Colne
Imposing prestigious detached house
£479,995



- Stunning luxurious accommodation
- 6 double bedrooms, 2 en-suites
- Contemporary living dining kitchen
- 2 receptions; desirable location
- Dble garage, electric gates & drive
- Substantial private garden plot

Clitheroe
Tel 01200 426041

Barrowford
Tel 01282 698200

honeywellselect.co.uk



3 GRENFELL GARDENS COLNE BB8 9PL

This beautiful imposing brick built detached home is located within the highly sought after executive development on Grenfell Gardens, superbly situated on the edge of fantastic rural countryside, close by to open fields and with easy access to excellent nearby transport links, perfect for commuters. This impressive property is arranged over three floors and offers sumptuous deceptive accommodation which is stylish and aimed at modern family living with a contemporary luxurious specification which has been finished to the highest of standards throughout. The ground floor boasts two front reception rooms, the heart of the home is to the rear with a simply stunning open plan fitted living dining kitchen with an array of 'Neff' appliances and bi-folding doors with utility room off. There is a superb high pitch entrance hallway and delightful gallery landing leading to the upper floors, which further enjoy six excellent double bedrooms, two of which are en-suite and a superbly appointed deluxe four piece bathroom all with under floor heating.

Externally the property is located on an individual sized plot within this prestigious development. There is ample parking and electric gates leading to a brick built double garage and established surrounding lawned gardens with stone pebbled paths and patio areas and mature trees, wonderfully private and beautifully landscaped with the addition of a wild woodland garden to the rear. Viewing is essential to appreciate this delightful home.

LOCATION: From our Barrowford office travel along Gisburn Road in the direction of Higherford, turning right into Colne Road and passing the Pendle Heritage Centre on your right. Follow the road along passing over the canal and on bearing right take the next turning on the right into Grenfell Gardens, the property is situated on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

SPACIOUS ENTRANCE HALL: With double glazed front door, alarm control panel, telephone point, beautiful oak spindle staircase leading to first floor, large built in under stairs store cupboard.

CLOAKROOM: With modern 2-pce white suite comprising pedestal wash basin, low suite w.c. with push button flush, porcelain tiled flooring, part tiled walls, chrome ladder style radiator, recessed spotlighting, extractor fan.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT

LOUNGE: 4.9m x 3.8m (16'2" x 12'7" measurements into bay window); with feature modern limestone fireplace and hearth housing living flame coal effect gas fire, feature bay window, television and Sky points, telephone point.

OPEN LIVING DINING KITCHEN: 8.8m x 3.0m (28'9" x 9'11"); stunning contemporary fitted kitchen with a luxurious range of contrasting fitted wall, base and deep pan drawer units with soft closing and complementary composite working surfaces and splash back, integral stainless steel sink and granite drainer with chrome mixer tap, under unit spotlighting, an array of 'Neff' integrated appliances including fridge and freezer, dishwasher, stainless steel electric oven and microwave combination oven, 5-ring induction hob with extractor filter canopy over, breakfast bar, recessed spotlighting, television point, 2 fantastic separate opening bi-folding doors leading out onto the rear garden, tiled flooring with zoned under floor heating in the kitchen and living dining area.

UTILITY ROOM: 2.8m x 1.7m (9'2" x 5'8"); with co-ordinating modern fitted wall and base units with soft closing and with melamine finish working surfaces and tiled splash back, stainless steel sink drainer unit with mixer tap, wall mounted gas central heating boiler, plumbing for washing machine, space for dryer and fridge, extractor fan, PVC side external door.

FIRST FLOOR:

GALLERY LANDING: Generous and light with lovely high pitched ceiling with velux window, wall light point, superb oak spindle balustrade and staircase leading to second floor.

BEDROOM TWO (front): 4.4m x 3.8m (14'7" x 12'7" including wardrobes); with a range of modern high gloss fitted furniture with mirrored wardrobes with pelmet recessed spotlights, drawer units and bedside cabinets, feature bay window, television point.

EN-SUITE SHOWER ROOM: Modern 3-pce white Villeroy & Boch suite comprising large double shower enclosure with folding glazed screen with thermostatically controlled shower, pedestal washbasin with chrome finish mixer tap, low suite w.c. with push button flush, chrome style ladder radiator, extractor fan, shaver point, recessed spotlighting, fully tiled walls and tiled flooring with under floor heating.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT



BEDROOM THREE (front): 3.8m x 2.8m (12'4" x 9'1"); with television point, telephone point.

BEDROOM FOUR (rear): 3.7m x 2.8m (12'0" x 9'1"); with stunning elevated outlooks over the gardens, television point, telephone point.

BEDROOM FIVE (rear): 3.3m x 3.1m (10'8" x 10'1"); with a range of built in double wardrobes, fitted drawers and dressing table, television point, superb views over rear garden areas.

BATHROOM: Superbly appointed luxurious Villeroy & Boch 4-pce white suite comprising corner shower enclosure with thermostatic shower, pedestal wash basin with mixer tap, low suite w.c. with push button flush, panelled bath with mixer tap and hand held shower tap fitment, fully tiled walls, chrome finish ladder style radiator, extractor fan, shaver point, tiled flooring with under floor heating, recessed spotlights.

SECOND FLOOR:

LANDING: With open oak spindle balustrade, spacious walk-in storage cupboard with double opening doors and lighting within.

MASTER BEDROOM ONE: 6.1m x 4.1m (19'11" x 13'5" max); impressive generous suite with a contemporary range of high gloss fitted furniture incorporating wardrobes, shelving, cupboards and drawer units with glazed surfaces, television point, telephone point, 2 velux windows with feature pitched ceiling.

EN-SUITE SHOWER ROOM: Light and airy modern 3-pce white Villeroy & Boch suite comprising double shower enclosure with thermostatic shower, pedestal wash basin with chrome finish mixer tap, low suite w.c. with push button flush, shaver point, chrome style ladder radiator, extractor fan, tiled floor and fully tiled walls, under floor heating, recessed spotlighting, velux window.

BEDROOM SIX: 6.4m x 2.8m (21'3" x 9'1"); with feature box bay window and velux window, television point, telephone point.

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT

OUTSIDE: Lawned front garden area with tree and stone flagged pathways, side block paved driveway with electric wrought iron gates with private parking for up to 6 cars, leading to a **DETACHED DOUBLE GARAGE** measuring 16'6" x 17'2" with electric up and over door, side personal door, power and lighting. Side wood gate access leading through to a delightfully landscaped rear garden which is larger than average and is not overlooked, this plot provides stone flagged generous patio areas with stone chipped pathways, central lawn area with attractive well stocked planted borders, cold water tap, security lighting and a beautiful timber summer house with glazed windows and French opening doors. To the rear is a feature dry stone wall with steps leading up to a further raised timber decked patio with surrounding mature trees and timber fencing. Beyond this is an additional woodland garden which is completely abundant with nature and wonderfully wild within its own habitat!

HEATING: Gas fired hot water central heating system complemented by double glazing in PVC frames.

SERVICES: Mains water, gas, electricity and drainage are connected.

ENERGY PERFORMANCE: The energy rating is ...



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200



Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

*3 Grenfell Gardens, Colne
SG/050817*

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200