

Because life is

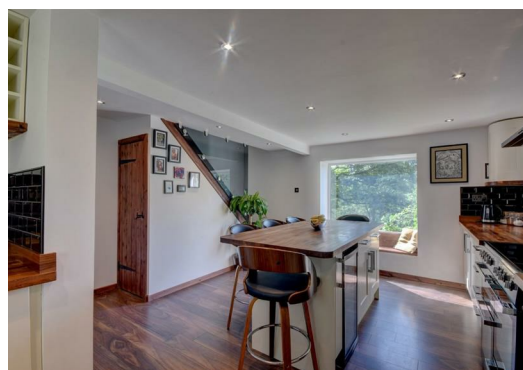
Petty
Real™

For
Sale



Keighley Road
Colne BB8 7HG

£250,000



Key Features:

- Beautiful detached cottage
- Conservatory overlooking the garden
- Utility room
- Four piece bathroom
- Gated driveway with electric car charging point
- Lounge with wood burning stove
- Modern fitted kitchen
- Two double bedrooms
- South facing garden
- Over looks Ball Grove Nature Reserve

Tenure:

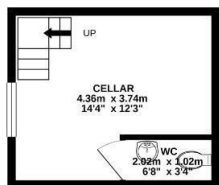
EPC Rating: E

Council Tax Band: C

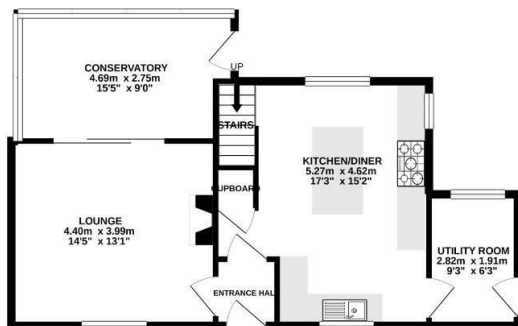


2 BEDROOM Cottage

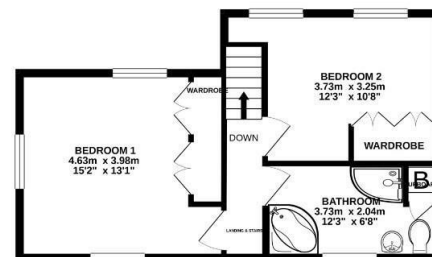
BASEMENT LEVEL
16.4 sq.m. (177 sq.ft.) approx.



GROUND FLOOR
59.2 sq.m. (637 sq.ft.) approx.



1ST FLOOR
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 117.6 sq.m. (1265 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Main Description:

Crow Nest Cottage is a beautiful stone built detached period cottage with beautifully manicured and substantial south face garden areas to the rear abutting an open nature reserve teamed with wildlife together with long distance views extending towards Boulsworth Hill and the surrounding countryside.

The property offers spacious modern living accommodation arranged over two floors and briefly comprises on the ground floor an entrance hallway accessed by a hardwood door, good sized lounge with stone fireplace and wood burning stove, UPVC double glazed conservatory which has full view overlooking the south facing garden, fully fitted modern dining kitchen housing an excellent range of shaker style base units with central island, complementary solid wood work surfaces and splash backs, range oven and hob, fridge, freezer, solid wood and cut glass staircase, utility room.

To the first floor is a spacious landing, excellent sized main double bedroom with fitted wardrobes, 2nd small double bedroom with fitted wardrobes, a four piece bathroom suite housing Jacuzzi bath, separate shower cubicle, WC and wash basin.

Externally to the side is a driveway accessed by an electric gate which is finished in Indian stone flagging and electric car charging point. To the rear is a substantial garden and owners have just installed a raised sun deck perfect for outdoor entertainment.

The property benefits from the modern day comforts of double glazing and gas fired central heating and internal appointment is recommended to appreciate what this stunning cottage has to offer.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property