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Sale



Plot 38 Boulsworth View  
Colne BB8 7DW

£317,995



### Key Features:

- Large kitchen with separate dining area
- 4 bedrooms
- master bedroom with en-suite
- Family bathroom
- 10 year NHBC warranty
- Large bright lounge
- Downstairs w.c.
- Fitted wardrobes in main bedroom
- Utility room leading to garden

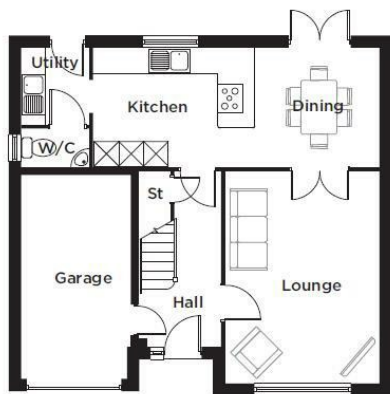
Tenure:

EPC Rating:

Council Tax Band:

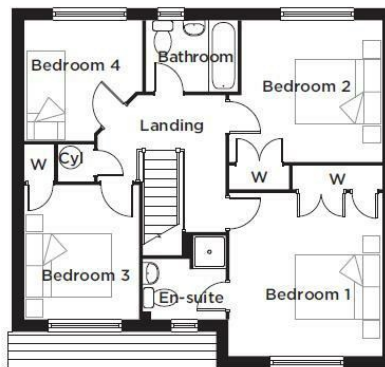


# 4 BEDROOM House - Detached



## GROUND FLOOR

LOUNGE	3.71m x 5.12m	12'2" x 16'10"
KITCHEN/DINING	6.94m x 2.87m	22'9" x 9'5"
UTILITY	1.64m x 1.86m	5'5" x 6'1"
W/C	1.63m x 0.93m	5'4" x 3'1"



## FIRST FLOOR

BEDROOM 1	3.70m x 3.95m	12'1" x 13'0"
EN-SUITE	2.02m x 2.01m	6'7" x 6'7"
BEDROOM 2	3.70m x 3.41m	12'1" x 11'2"
BEDROOM 3	3.23m x 2.76m	10'7" x 9'0"
BEDROOM 4	2.84m x 2.90m	9'4" x 9'6"
BATHROOM	2.24m x 1.71m	7'4" x 5'7"

Please note: All sizes shown are Maximum room dimensions and exclude wardrobes

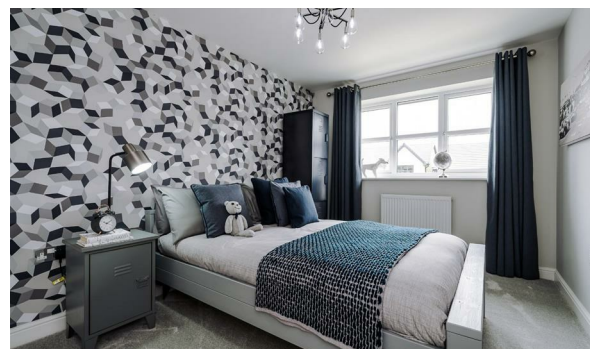
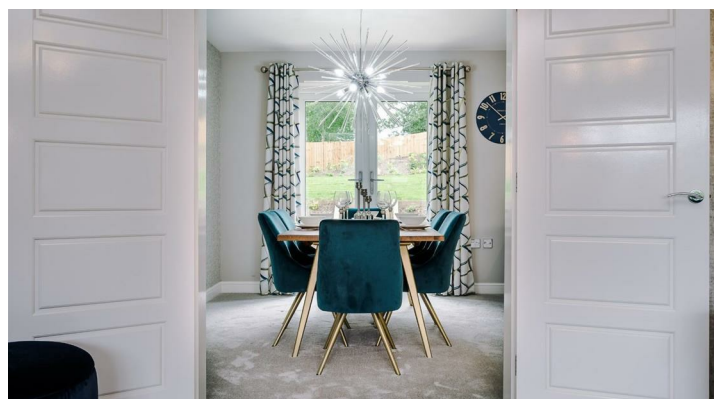
## Main Description:

The Gorse (Plot 38). Introducing this 4 bedroom high quality detached property with the benefit of a large kitchen, separate dining area and utility room. You have the benefit of accessing the garden via the dining area and utility room. On the first floor there is a family bathroom and 4 bedrooms with the master bedroom offering an ensuite and fitted wardrobes.

The homes are well designed with high quality interiors that have been designed with modern living in mind and provide layouts that allow the versatility you need from a new home.

This prestigious development will have a range of properties for young professionals and growing families offering a range of superb 3 & 4 bedroom homes providing something for all lifestyles whatever your needs. Leisure time can be spent walking, cycling, shopping or just relaxing in one of the many country pubs in the local area.

Colne is a great town, but also offers access to some stunning countryside too. Wycoller is home to a beautiful country park and was visited frequently by the famous authors, the Bronte sisters. "Ferndean Manor" from the "Wuthering Heights" novel is said to have been modelled on Wycoller Hall, now a beautiful ruin. Nearby is Foulridge and Laneshawbridge. All are visitor gems in their own right.



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