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Plot 42 Boulsworth View  
Colne BB8 7DW

£315,995



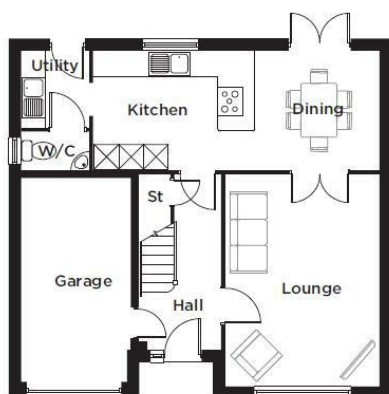
### Key Features:

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

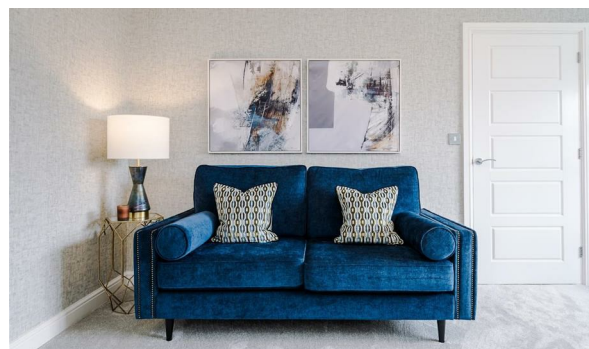
## Main Description:

The Gorse (Plot 42). This very comfortable home has a large kitchen with separate dining area opening onto the garden. You can also access the garden from the utility room. The ground floor also has a large bright lounge and a downstairs w.c. Upstairs opens out onto a gallery landing of which there are four bedrooms including a master bedroom with en-suite and fitted wardrobes and a family bathroom.

Boulsworth view is located in Colne which is surrounded by stunning countryside with lots of beautiful areas to visit including Wycolter Country Park, Boulsworth and the famous Pendle Hill. 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. There are many amenities on the doorstep of the development including supermarkets, local primary schools such as Colne Christ Church of England and Laneshawbridge primary schools and for secondary Park High School, plus the many varied shops and restaurants that Colne and the surrounding area has to offer.

Colne also has a buoyant night-time economy, with a number of restaurants in the vicinity of its three theatres: the amateur-run Pendle Hippodrome, The Municipal Hall ('The Muni'), which hosts concerts, exhibitions and the annual pantomime, and the Little Theatre, home of Colne Dramatic Society.

Every August bank holiday since 1989, the award-winning Great British Rhythm and Blues Festival has been hosted at venues throughout the town, attracting artists and visitors from across the world. Many local pubs and clubs stage music gigs; others hold 'fringe' type performances. The larger events are staged at the Municipal Hall close to the town centre.



**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