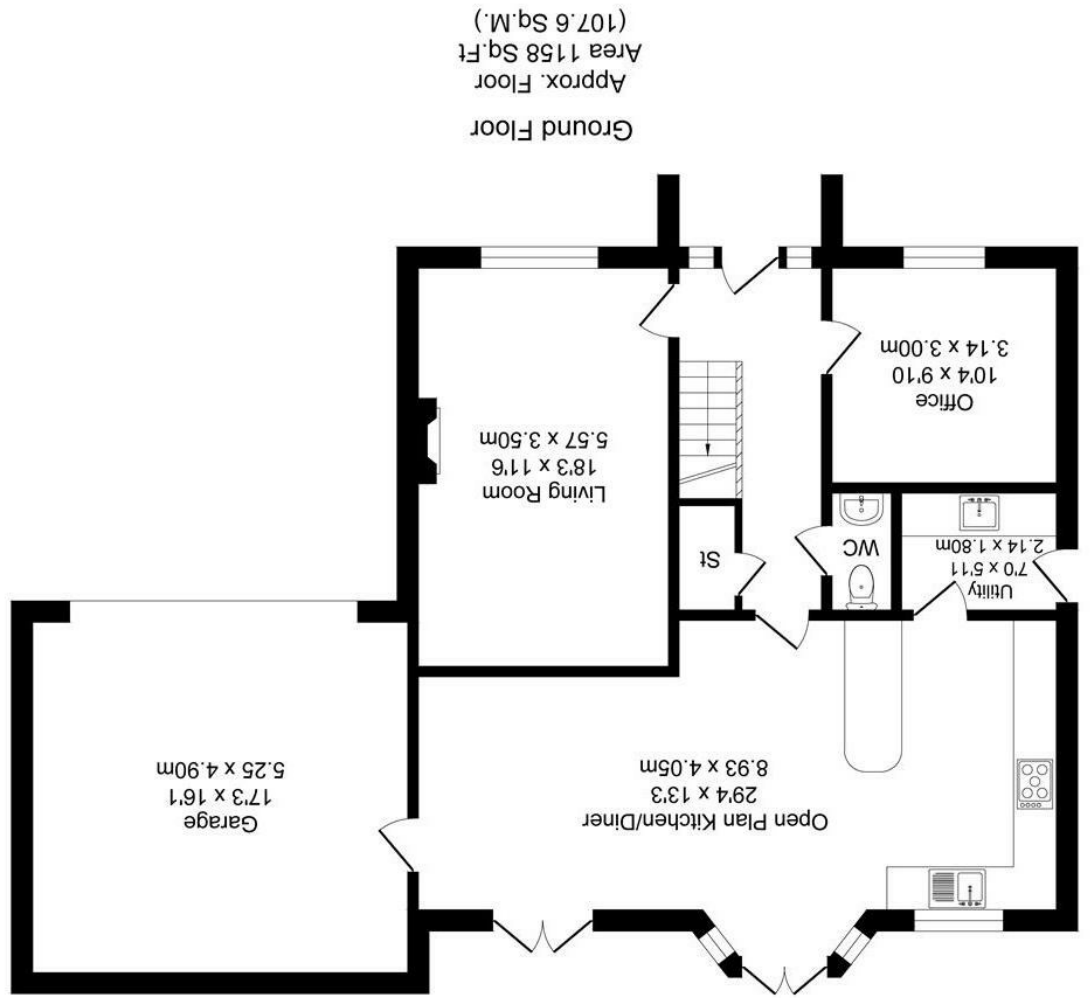
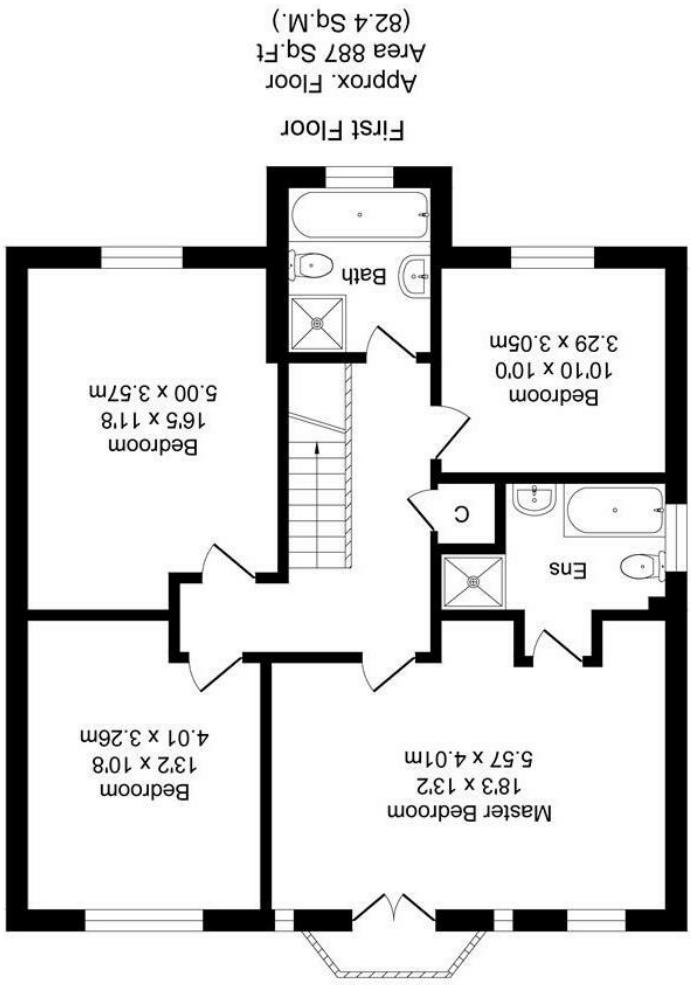




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Millbrook Court
Total Approx. Floor Area 2045 Sq.ft. (190.0 Sq.M.)



Price £489,950



Lakeside
3 Millbrook Court

Colne
BB8 7HZ



Council Tax Band: F



A fabulous opportunity to acquire a stunning four bedroom executive detached property situated within this popular and sought after residential area of Colne. This fabulous home boasts magnificent views to the rear looking towards Winewall and Boulsworth Hill.

Description

A fabulous opportunity to acquire a stunning four bedroom executive detached property situated within this popular and sought after residential area of Colne. This fabulous home boasts fabulous views to the rear towards Winewall and Boulsworth Hill.

On entering the property to the ground floor you are greeted by a spacious entrance hallway with staircase ascending to the first floor, two piece cloakroom and an understairs storage cupboard. There are two reception rooms with the main living room being situated to the front with its own living flame gas fire & surround. A smaller snug lounge is located to the left off the hallway and is currently used as a home office/study. To the rear the kitchen has been opened up with the formal dining area to create a fabulous open dining kitchen with patio door, with double patio doors overlooking and accessing the rear garden. The kitchen houses a generous range of matching wall, base and drawer units. Upgrades were made just over a year ago to include composite granite worktops and sink, high quality Siemens appliances - double oven; plus separate built-in microwave/steamer oven; induction hob and Bluetooth over hob extractor; dishwasher and gas heating boiler, which is Hive controlled. Additionally on the ground floor is a utility room. The double garage is located off the kitchen and is of excellent proportions which is an excellent storage facility with power, lighting water and the door is remote operated.

On the first floor the master bedroom is situated to the rear of the property with feature French doors which opens out onto a small balcony which overlooks the rear garden and views overlooking Ball Grove Lake. The boasts fitted wardrobe and a three piece ensuite shower room in white comprising low level wc, pedestal hand wash basin, fully enclosed shower cubicle. There are three further double bedrooms. Completing the first floor accommodation is the family bathroom houses a four piece suite comprising low level wc, pedestal hand wash basin, panelled bath and enclosed tiled shower cubicle.

Externally, to the front of the property is a lawned garden with established borders and block paved driveway providing ample off road parking for several vehicles. To the rear is a beautifully tended and level garden, again laid mainly to lawn with established borders and secure timber fencing with a fabulous decking area.

The property is complemented by the modern day comforts of UPVC double glazing throughout and gas fired central heating.

An internal inspection is absolutely imperative to fully appreciate the size of the living accommodation.

Location

Travelling away from our Colne office along Albert Road, continue into Market Street and at the main traffic lights continue straight ahead into Keighley Road. At the main roundabout take your third exit continuing again straight ahead into Keighley Road bearing right into Ball Grove Drive immediately before Christ Church and at your next opportunity bear left into Millbrook Court. The subject property is located on the left hand side.

View more about this property online....

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