

Because life is

Petty<sup>TM</sup>  
Real

2 Acresfield  
Colne  
BB8 0PT



For Sale

£250,000

- Modern three storey townhouse
- Sought after location
- Ideal for a family
- Living room, office
- Utility room & shower room

- Lounge, conservatory
- Stunning kitchen with appliances and island
- Three bedrooms
- Stunning bathroom
- Off road parking and rear garden



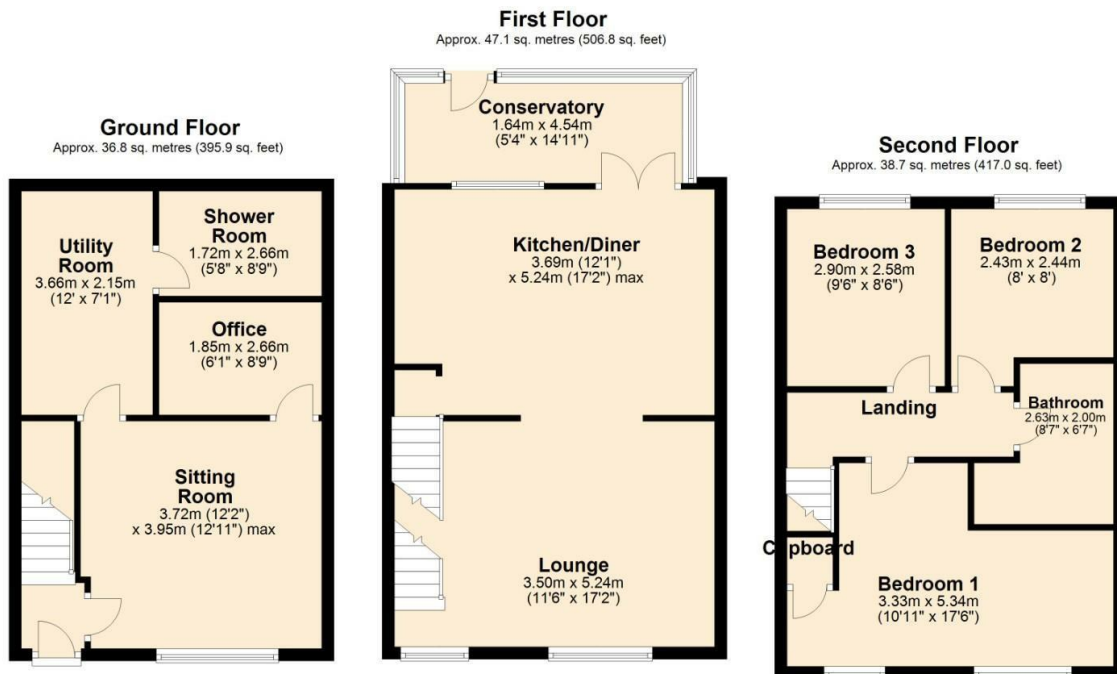
Nestled in a highly sought-after residential area, this stunning three-storey townhouse offers luxurious and comfortable living. The property boasts an enviable outlook with breathtaking views from the front, making it an ideal sanctuary for those who appreciate the beauty of their surroundings. Meticulously upgraded over the last few years by the current owner. The transformation includes the conversion of a spacious garage into a versatile space that can serve as a second sitting room, a fourth bedroom, a utility room, a shower room, and a study.

Step inside, and you'll be greeted by a welcoming entrance hallway that sets the tone for the elegance that unfolds throughout the home. The ground floor features a spacious sitting room or fourth bedroom, complete with French doors and a built-in media wall, creating a perfect space for relaxation and entertainment. Practicality meets style with a well-appointed utility room and a modern shower room on the same level. The inclusion of a study adds functionality to the home, providing a dedicated space for work or study.

Venture to the first floor, the lounge offers a delightful open aspect and views that add a touch of tranquility to your daily life. The impressive breakfast kitchen takes center stage and has been recently and stylishly refurbished, featuring a large central island with a Quartz worktop and a range of top-of-the-line Neff appliances. The conservatory at the rear is a delightful addition, seamlessly connecting indoor and outdoor living. Step outside to the enclosed paved patio, creating a perfect space for al fresco dining or simply enjoying the fresh air.

The second floor hosts three well-appointed bedrooms. The attractive bathroom has also undergone a transformation, now boasting a four-piece white suite, including a double-ended freestanding freestanding bath and a separate shower cubicle.

To the front of the property is a driveway providing off road parking.



Total area: approx. 122.6 sq. metres (1319.8 sq. feet)



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