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Real

4 Oak Mill Drive
Colne
BB8 0AJ



For Sale

Price £195,000

- Semi-Detached
- Bungalow
- Two Bedrooms
- New Build
- Large Garden

- Modern Kitchen
- Integrated Appliances
- Gas Central Heating
- UPVC Double Glazing
- Double Driveway



Located between Colne Town Centre, local amenities and some of Lancashire's best countryside. This property is within a short walk from Lake Burwain and Noyna Rocks with its outstanding views, an impeccably presented two bedroom bungalow which is ideal for someone looking to downsize.

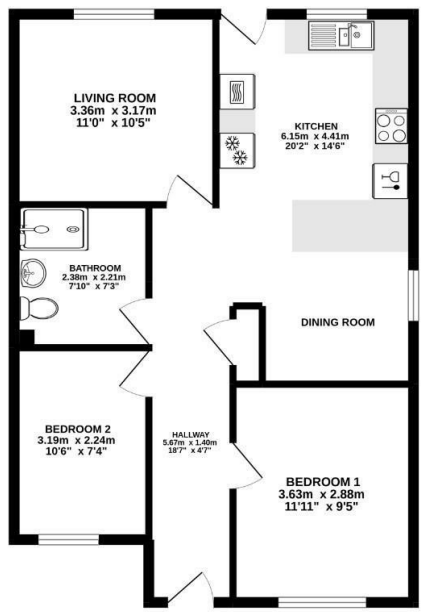
Recently built in 2019, this home offers the quality of a show home and is 'turn key' ready. Briefly comprising an entrance hallway central to the property which leads to two generous sized bedrooms to the front of the home, a fully tiled, modern bathroom housing a three piece suite in white comprising a low level WC, pedestal wash basin and large shower cubicle.

To the rear is a well proportioned living room boasting an electric fireplace and views to the rear garden, a statement kitchen housing an array of cabinetry, with under lights and kickboard lighting, comprising matching wall, base and drawer units with complimentary work surfaces and a host of integrated appliances including double bowl sink, dishwasher, fridge/freezer, washing machine, dryer, double oven and induction hob with overhead extractor fan. A dining room sits open-plan to the kitchen and is a perfect size for family meals.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is a block paved double driveway to the front and to the rear a spacious garden laid mainly to lawn with a patio area and space to the side for garden storage and sheds.

GROUND FLOOR
62.7 sq.m. (674 sq.ft.) approx.



TOTAL FLOOR AREA: 62.7 sq.m. (674 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 misstatement. 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.
Valid until: November 2022



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