



34 Ball Grove Drive, Colne, Lancashire, BB8 7HY

A well presented four bedroom detached family home, occupying an enviable position within a highly regarded residential area of Colne. Offering the perfect blend of space, practicality and modern family living, this residence provides spacious and versatile accommodation throughout, including a superb principal bedroom with en-suite, a contemporary family bathroom, integral garage, off road parking and an enclosed rear garden.

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34 Ball Grove Drive, Colne, Lancashire, BB8 7HY

Harrogate 35 miles, Skipton 11 miles, Leeds 34 miles (all distances)

Guide Price: £450,000

- Attractive four bedroom detached family home
- Sought after residential location in Colne
- Enclosed rear garden
- Spacious and well presented accommodation throughout
- Integral garage and private parking
- Stunning long distance views
- Ideal family home close to local amenities, schools and transport links



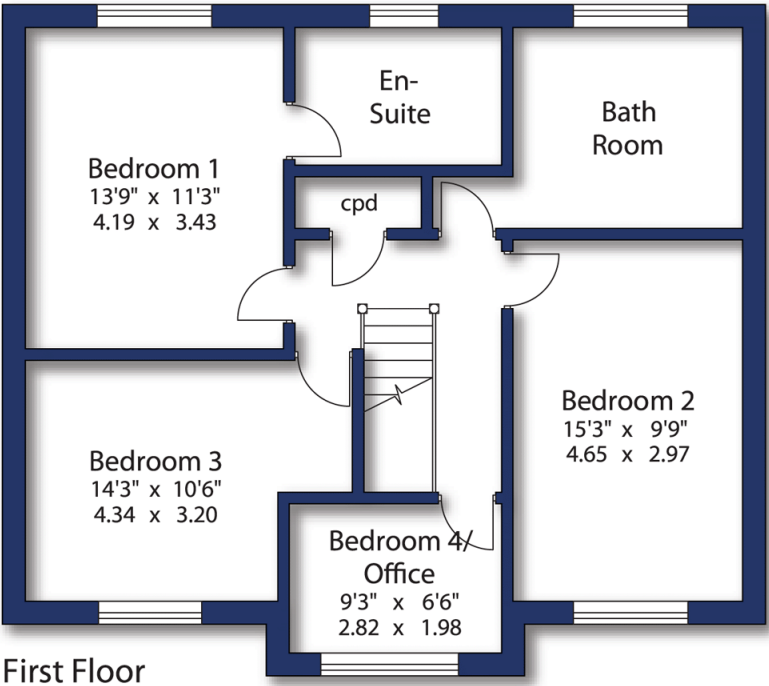
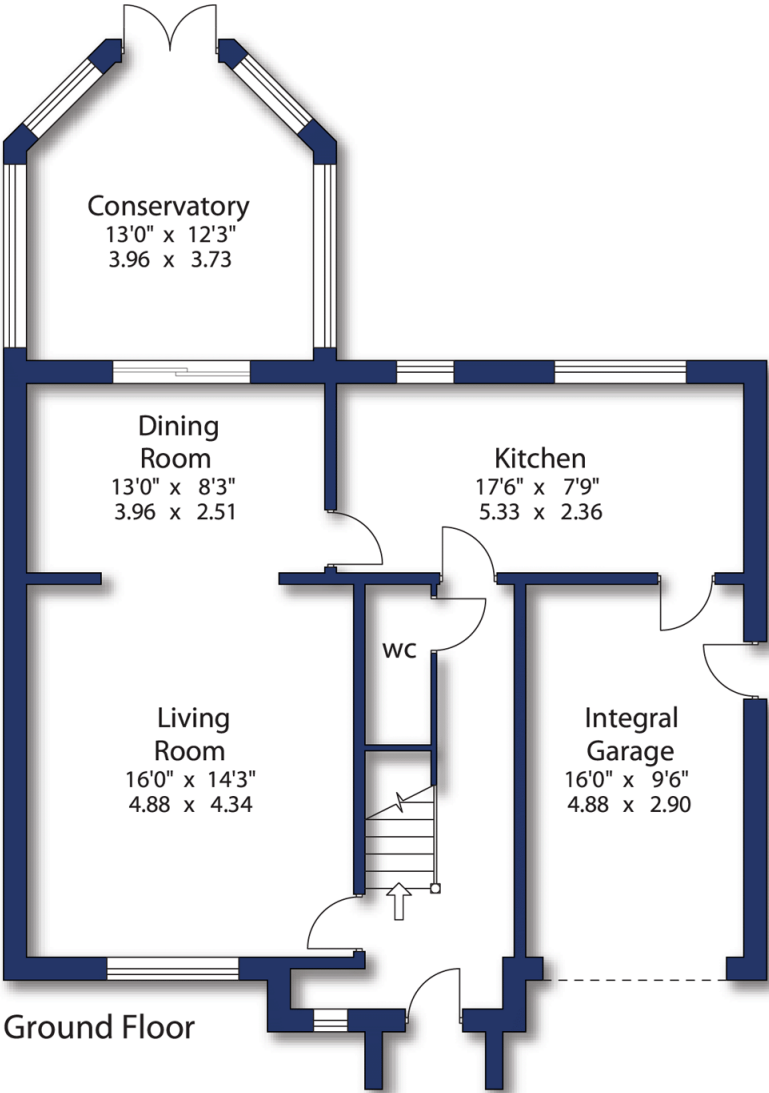
General remarks

The ground floor offers spacious and well planned accommodation, perfectly suited to modern family living. A welcoming entrance hall, with staircase rising to the first floor, provides access to the principal reception rooms and a convenient ground floor cloakroom. The cloakroom is fitted with a low flush w.c., wash hand basin, extractor fan, tiled flooring and a chrome heated towel rail. Positioned to the front of the property, the generous living room benefits from a large window that floods the space with natural light, creating an inviting environment for both relaxation and entertaining. The room flows seamlessly into the dining area, which in turn provides direct access to the conservatory. Enjoying pleasant views over the rear garden and featuring double doors opening onto the outside space, the conservatory offers an excellent additional reception area. The fitted kitchen is located to the rear of the property and is appointed with a range of base, wall and drawer units complemented by wood effect work surfaces. Integrated appliances include a dishwasher and microwave, while further features comprise a stainless steel sink and drainer, a five ring gas hob with extractor canopy above and a double electric oven below. There is also space for a freestanding fridge/freezer, together with a rear facing window overlooking the garden. Accessed from the kitchen, the integral garage provides valuable storage and utility space. It benefits from a remote controlled electric door, plumbing for a washing machine, housing for the gas combination boiler and a side access door.

The first floor comprises four bedrooms, offering flexible accommodation to suit a variety of lifestyle requirements, including family living and home working. The principal bedroom, situated to the rear, enjoys the added benefit of a stylish en suite shower room fitted with a contemporary three piece suite comprising a walk in shower enclosure, low flush w.c., wash hand basin with vanity storage beneath, chrome heated towel rail and extractor fan. Two further double bedrooms offer generous proportions, while the fourth bedroom would lend itself equally well to use as a home office, nursery, dressing room or single bedroom. Completing the accommodation is a beautifully appointed family bathroom, fitted with a white three piece suite incorporating a freestanding claw foot bath, Burlington style w.c., double "His and Hers" wash hand basins set within a vanity unit, tiled flooring, extractor fan and a traditional cast iron radiator.

Externally, the property enjoys excellent kerb appeal, with a block paved driveway providing off road parking and access to the integral garage, alongside a neatly maintained lawned frontage. To the rear, there is a private enclosed garden designed for both relaxation and entertaining. The garden features a level Indian stone patio seating area, ideal for outdoor dining, together with a raised decking area and a well kept lawn.

Floorplans



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AWAITING EPC
TO BE ADDED





Contact us



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Directions

Proceed through Cross Hills and Glusburn to Cowling. Drive through the village of Cowling and follow the road for 3.5 miles until you enter Laneshawbridge. Follow the road towards Colne and just past the school on your right, take the first left on to Ball Grove Drive. Please follow the road for approximately 500 yards, then the property will be easily identified by our Dacre, Son & Hartley 'For Sale' board on the right hand side. What3Words dorms.pats.renting

Local Authority & Council Tax Band

- Pendle Borough Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler
- Private driveway parking and garage are available on site

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

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Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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