



Deanwood

Red Lane | Colne | BB8 7JR

MSW HEWETSONS



Deanwood

Guide Price of £625,000

Red Lane | Colne
BB8 7JR

A detached house situated in one of the most popular residential areas of the town, with spectacular views of Lake Burwain and the Yorkshire Dales beyond.

The property has been substantially extended to form additional accommodation.

Quality fitted kitchen and bathrooms. Double glazing windows and gas-fired central heating.

The property features a large hobby garage with space to accommodate 4/5 cars, with a double electric door, inspection pit and ramp.

Construction

The property is constructed of brickwork with a pitched slate roof supported on timber.

Accommodation comprising;

Ground Floor

Reception Hallway

Oak door with decorative leaded panelled window. Timber laminated flooring, single panel radiator. Coved ceiling.

Inner Hallway

Single panel radiator, coved ceiling.

Sitting Room

Bay window to front elevation with stained glass leaded top windows. Double panel radiator. Live in coal effect

enclosed electric fire stove on stone hearth with brick back and timber mantle. Gas point. Coving to ceiling.

Lounge

Oak-boarded flooring. Twin white aluminium double-glazed sliding French doors to either side of chimney breast leading to patio and garden areas.

Timber beam ceiling, two double-panelled radiators. Log effect gas fire on feature raised brick fireplace with timber mantle. Coving to ceiling.

Breakfast Kitchen

Window to front elevation. Range of high-quality fitted kitchen furniture with base and wall units with complimentary black marble work surfaces and tiled splashbacks. Fitted 'Neff' induction hob with extraction hood over, fitted 'Neff' electric grill and oven. Stainless steel

Belfast-style sink with mixer tap. Built-in fridge and freezer. Single panel radiator.

Study

Leaded window, single panel radiator. Built-in cupboards and under-stairs storage, ceiling spotlights.

Bedroom Three

Sliding white aluminium patio doors, double panel radiator, spotlighting to ceiling.

Utility

Utility and boiler room, wall-mounted 'Valiant' boiler providing gas central heating and domestic hot water, a pressurised hot water cylinder. Plumbed for washing machine.

Particulars of sale

First Floor
(Original construction)

Staircase One
Traditional timber staircase with handrail.

Landing
Open landing with timber balustrade. Velux skylight, eaves storage access.

Bedroom One
Window, double-panelled radiator.

Ensuite Bathroom
Containing three three-piece suite comprising handle grip panel bath with chrome mixer tap and shower fitment, pedestal wash hand basin, WC. Timber Velux skylight. Double-panelled radiator, eaves storage access.

First Floor
(Additional construction)

Staircase Two
Open timber staircase

Sitting Room / Bedroom Two
Window, twin timber 'Velux' skylights. Two double panelled radiators.

External

Front Driveway
To the front of the property is a large, flagged driveway with ample parking.

Attached Garage
Tandem-style garage with electrically operated up and over doors to both front and rear with drive-through access to the rear gardens and large garage.

Rear Driveway
Leading through the attached garage to a driveway leading to a large turning area and separate garaging.

Large Additional Garage
This large additional garage was constructed subterranean so as not to spoil the spectacular views. With double up and over door with parking for 4–5 vehicles, fitted

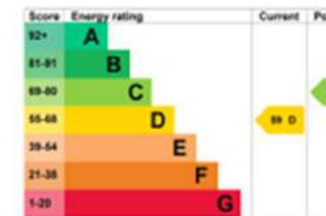
electric ramp, inspection pit, light power and water installed. A separate canopied dry working area.

Patio Garden
Open stone patio garden area to the rear of the property.

Tenure
Freehold with the benefit of vacant possession

Council Tax
Band F payable to Pendle Council.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



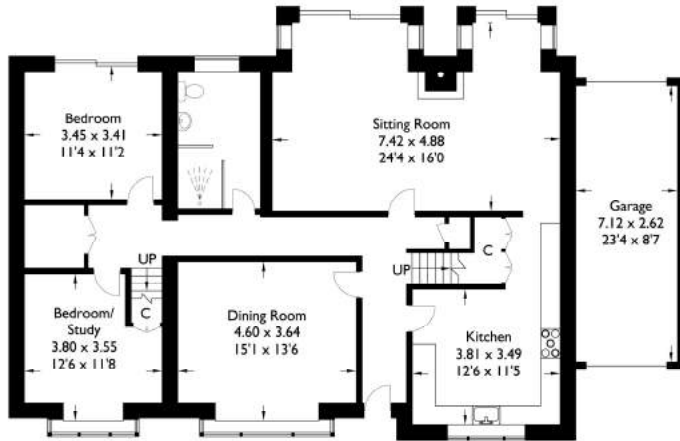
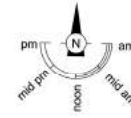
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Approximate Gross Internal Area : 191.16 sq m / 2057.62 sq ft

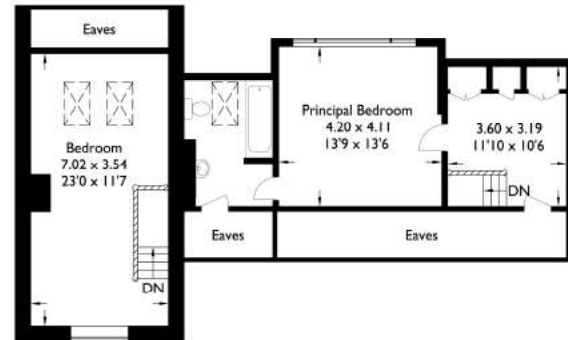
Garage : 18.65 sq m / 200.74 sq ft

Underground Garage : 89.77 sq m / 966.27 sq ft

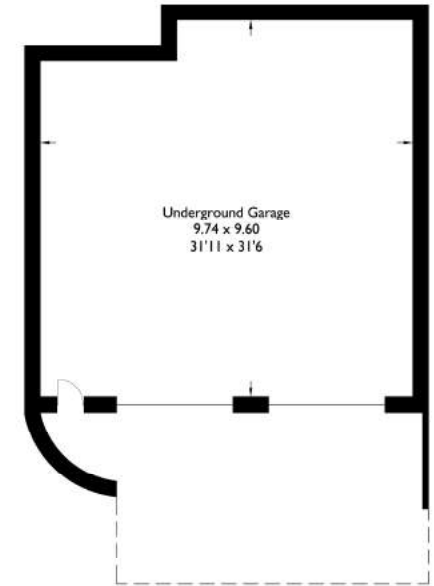
Total : 299.58 sq m / 3224.65 sq ft



Ground Floor



First Floor



Underground Garage

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.







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