

40 Church Street, Trawden, Colne, BB8 8RU

Price £475,000

Council Tax Band: E



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A beautifully presented stone-built four bedroom detached family home, ideally positioned in the heart of Trawden village, within easy walking distance of the popular Trawden Arms, local nurseries and schools, and surrounded by picturesque countryside walks.

The property has been extensively improved and extended, with a high-quality extension completed in September 2022. This added a spacious dining room with bi-fold doors opening onto the patio, alongside a separate utility room. At the same time, all rear windows were replaced, enhancing natural light throughout. The living room is a grand size and fitted with a log-burner creating the perfect focal point.

The extension also allowed for the installation of a stunning Schüller fitted kitchen, finished with Silestone quartz worktops and Siemens integrated appliances. Both ovens and the dishwasher are Wi-Fi enabled via the Home Connect app, with one oven also featuring a built-in microwave. The kitchen/diner is a beautiful family space with herringbone LVT flooring throughout, and a sitting area for entertaining guests, and a downstairs WC has been installed for convenience.

All bathrooms have been replaced since the current owners purchased the property, including a modern en-suite to the main bedroom which benefits from a walk-in rainfall shower. Further upgrades include insulated office space, damp proofing to the side wall, new carpets to the hallway, stairs, landing and lounge, and composite front and rear doors.

Externally, the property benefits from driveway parking, additional parking in front of the garage, and a garden incorporating an area of rented land (£100 per annum). The garage is well equipped with electricity, and multiple plug sockets, making it ideal for storage or workshop use.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC