

3 Aspinall Drive, Colne, BB8 8FF  
Offers over £170,000  
Council Tax Band: B



Upon entry, you are welcomed into a bright hallway with stairs leading to the first floor. The ground level features a stylish open-plan kitchen and living area, ideal for modern living and entertaining. The kitchen is arranged in a practical horseshoe layout, fitted with matching white high-gloss wall, base, and drawer units, complemented by contrasting worktops. Appliances include an electric oven, gas hob, and a stainless-steel sink. A convenient breakfast bar provides additional workspace and casual dining.

The living area is filled with natural light thanks to the patio doors that open onto a low-maintenance rear garden. This outdoor space features decking, astro turf, and a flower bed. A downstairs WC with a white low-level toilet and hand wash basin completes this floor.

The first floor comprises a spacious double bedroom and a generous single bedroom, ideal for children, guests, or a home office. The family bathroom is fitted with a three-piece suite including a low-level WC, pedestal hand wash basin, and a panelled bath with an overhead shower, finished with contemporary grey tile splashback.

The top floor boasts a large main bedroom with three Velux windows, providing ample natural light and a feeling of space. This floor also includes a useful built-in storage cupboard.

To the front of the property, there is a private driveway providing off-road parking. The home is freehold and benefits from the remainder of the 10-year new build warranty, offering peace of mind to prospective buyers.



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	