




12 Tum Hill Close, Colne
Colne

Offers Over £210,000



12 Tum Hill Close

Colne

Situated on the prestigious Tum Hill Close development, just off Knotts Mount, this beautifully presented three-bedroom semi-detached home offers modern living with the added reassurance of the remaining new build warranty. Conveniently positioned close to scenic greenways, well-regarded high schools and excellent motorway links, the property is ideal for families and commuters alike.

To the front, a block-paved driveway provides off-road parking for two vehicles. Upon entering, the welcoming hallway gives access to a convenient ground floor WC, fitted with a low-level WC and hand wash basin.

The spacious lounge is tastefully decorated in neutral tones and benefits from a useful understairs storage cupboard. To the rear, the impressive kitchen diner is fitted with matching white wall, base and drawer units, complemented by contrasting work surfaces. Integrated appliances include a fridge/freezer, electric oven, hob, washing machine and dishwasher. There is ample space for a family dining table, while French doors open onto the beautifully landscaped rear garden, creating the perfect space for everyday family living and entertaining.

A true highlight of the property is the generous rear garden. Beautifully landscaped with Indian stone paving, raised sleeper flower beds and a well-maintained lawn, it wraps around the rear of the driveway, making it one of the largest gardens on the development and offering an excellent space for children to play or for hosting family and friends.

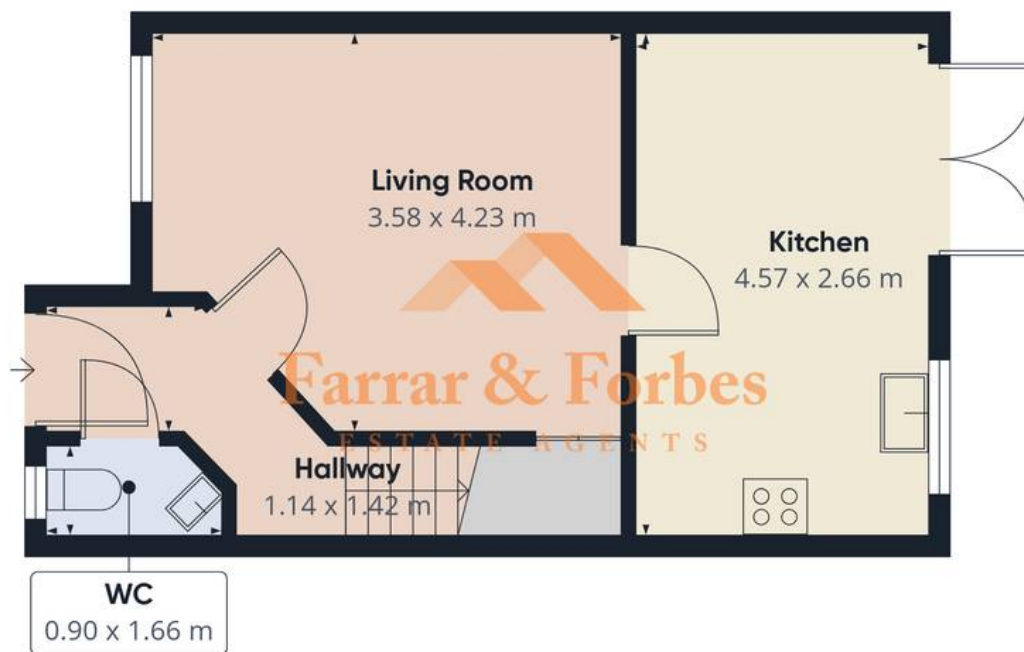
The first floor offers three well-proportioned bedrooms, comprising two generous single bedrooms, one of which is currently utilised as a dressing room, and a spacious principal double bedroom. Enjoying stunning views towards Pendle Hill, the principal bedroom also benefits from a stylish en-suite, complete with a low-level WC, pedestal hand wash basin and quadrant shower with contemporary grey tiled splashbacks.

Completing the accommodation is the centrally positioned family bathroom, fitted with a low-level WC, pedestal hand wash basin and a panelled bath with matching grey tiled splashbacks.

Beautifully presented throughout, this exceptional home combines modern, low-maintenance living with a generous plot and breathtaking Pendle Hill views. Ready to move straight into, it presents an excellent opportunity for first-time buyers, growing families or those looking to upsize in one of the area's most sought-after developments.

- Semi-Detached House
- En-Suite





Floor 0

Approximate total area⁽¹⁾
62 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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