



79 Padiham Road, Sabden

£525,000 Freehold

OUTSTANDING FIVE BEDROOM DETACHED HOME IN SABDEN Having recently been renovated to the highest of standards, this incredible family home is what dreams are made of with the attention to detail and quality workmanship on display.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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The property has been designed internally to tick all the boxes of a family home with spacious reception rooms, tasteful decor, well proportioned bedrooms and plentiful outdoor space. You are greeted by a porch where the personally designed 'Rock Door' sets the tone for you to feel the luxury and quality finishings. Through the porch and you enter into the main lounge which feels like an interior design show room with media wall, carefully selected artwork and thoughtful downlighting compliment the professional decor. Adjacent is a separate snug which features a slate split face chimney breast surrounding the relaxing multi-fuel stove for you to enjoy cosy evenings. The kitchen diner is located at the rear of the property. It features a smart island with breakfast bar, integrated appliances, quality worksurfaces, space for a dining table and French doors to the garden. Conveniently located off the kitchen are the utility and wc. The utility houses the boiler while boasting impressive storage and plumbing for the washing machine and tumble dryer ensuring the living accommodation is used to enjoy.

Upstairs, the incredible design and decor continues. The master suite is a true delight and a credit to the owners with intelligent layout which includes a walk in and fitted wardrobes ensuring a clean and clutter free lifestyle. The stunning en suite features designer porcelain tiles complimenting the designer freestanding sink and bath, walk in shower, WC and fitted mirror - all of which are accompanied by high specification taps and trims. The family bathroom replicates the standard of the en suite with a mainsfed shower over the bath ensuring the whole family are catered for. Three of the four remaining bedrooms have all hosted double bedrooms and offer additional versatility for a home office, play room or gym.



Sabden is a rural village in the Ribble Valley and has a real community feel. With local primary school and local shops, all your day to day needs taken care of while being located just a short drive from Clitheroe and easy commute for those taking advantage of the M65 and A59. Off street parking is available in the form of a single attached garage and driveway parking for four vehicles with the convenient addition of EV charging point. The garden has been made beautifully low maintenance with Indian Stone patio, astroturf and raised beds enhancing the curb-appeal and usability.

Porch

Mat flooring, electric radiator

Lounge

Binyl pro tile effect flooring, media wall with electric fire, stairs to first floor, panel radiator, upvc double glazed window

Kitchen Diner

Range of fitted wall and base units with contrasting Manerva worksurfaces, sink and drainer housing Britta filtered water tap, integrated oven and grill, integrated dishwasher, plumbed for American fridge freezer, space for wine fridge, kitchen island comprising of induction hob and breakfast bar, extractor fan incorporated into dropped ceiling, space for dining table, Binyl pro tiled effect flooring, panel radiator, upvc double glazed window, upvc double glazed French doors to garden.

Snug

Carpet flooring, multifuel stove with slate hearth and split-face tiled chimney breast, panel radiator, upvc double glazed window and French doors

Utility Room

Range of fitted wall and base units with contrasting worksurfaces, sink, space for washing machine and tumble dryer, combi boiler, full height storage cupboards, laminate flooring, panel radiator, upvc double glazed frosted window and back door

WC

Two piece suite with Wc and sink, heated towel rail, tiled flooring, upvc double glazed frosted window

Landing

Carpet flooring, two storage cupboards, loft access.

Bedroom 1

Carpet flooring, fitted walk in wardrobes, panel radiator, upvc double glazed windows with fitted shutters

En-Suite

Four piece en-suite wet room with walk in shower, freestanding bath, Wc and Sink, heated towel rail, tiled flooring, upvc double glazed frosted windows

Bedroom 2

Carpet flooring, fitted wardrobe, panel radiator, upvc double glazed window

Bedroom 3

Carpet flooring, panel radiator, upvc double glazed window

Bedroom 4

Carpet flooring, panel radiator, upvc double glazed window

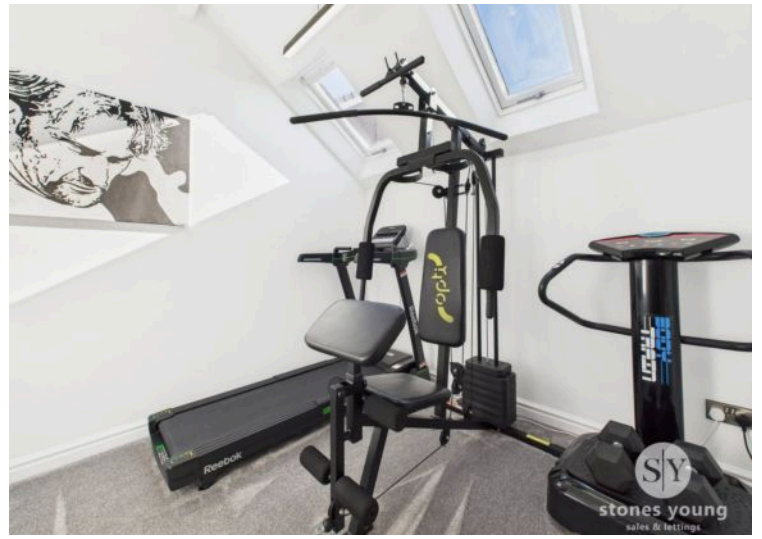
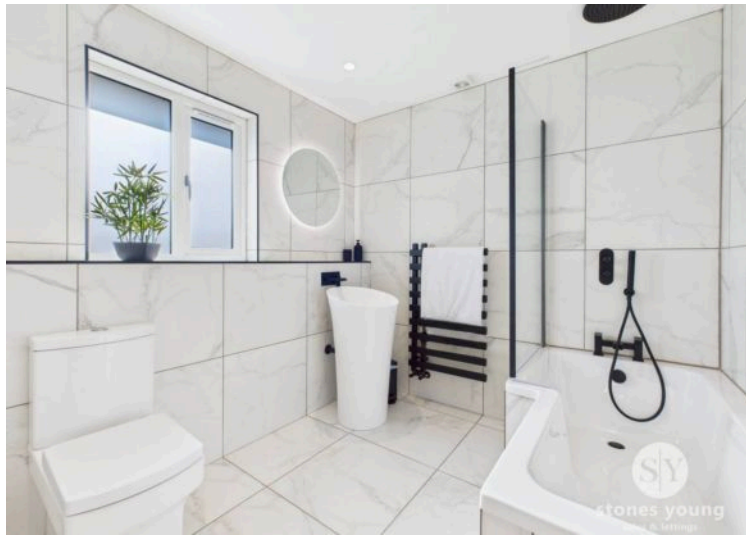
Bedroom 5

Carpet flooring, panel radiator, upvc double glazed window

Bathroom

Three piece suite with mains fed shower over bath, sink and Wc, heated towel rail, tiled flooring, tiled floor to ceiling, upvc double glazed frosted window







Floor 0



Floor 1



Approximate total area⁽¹⁾

2015.65 ft²

Reduced headroom

9.01 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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