



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Padiham Road, Sabden, BB7 9EW

### £499,950

A TRULY STUNNING FOUR BEDROOM FAMILY HOME

Nestled in the charming village of Sabden, on Padiham Road, this delightful house offers a perfect blend of traditional character and modern elegance. Spanning an impressive 1,841 square feet, this home is the perfect family residence.

As you step inside, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home features a stunning kitchen, complete with gorgeous fixtures that will inspire your culinary adventures. The property boasts four well-appointed bedrooms, one of which benefits from an en suite. There are also a further two bathrooms, ensuring comfort and privacy for all.

The beautifully styled interiors reflect a chic country living aesthetic, harmoniously combining classic features with contemporary design. The bathrooms are equally impressive, showcasing stylish suites that enhance the overall appeal of the home.

Outside, the property is complemented by a good-sized rear garden, perfect for outdoor gatherings or simply enjoying the tranquil surroundings. A charming courtyard adds to the outdoor charm, while the driveway, garage, and workshop provide practical solutions for storage and parking.



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 4  3  2  C

- Exquisite Semi Detached Property
  - Country Style Kitchen
  - Gated Off Road Parking and Detached Garage
  - EPC Rating C
- Four Bedrooms
  - Stunning Contemporary Presentation
  - Tenure Freehold
- Three Bathrooms
  - Immaculate Rear Garden
  - Council Tax Band A

Ground Floor

Entrance Porch

5'0 x 3'7 (1.52m x 1.09m)  
Hardwood double glazed frosted front door, UPVC double glazed window, central heating radiator, spotlights, partial solid wood flooring, partial flag flooring and door to reception room one.

Reception Room One

16'1 x 15'1 (4.90m x 4.60m )  
Two UPVC double glazed sash windows, central heating radiator, exposed beams, feature wall light, television point, cast iron log burning stove set within exposed brick chimney, Yorkstone hearth and mantel, solid wood flooring, open to reception room two and stairs to first floor.

Reception Room Two

15'2 x 13'0 (4.62m x 3.96m)  
UPVC double glazed sash window, central heating radiator, exposed beams, partial wood panelled elevation, solid wood flooring and double doors to kitchen.

Kitchen

15'2 x 14'3 (4.62m x 4.34m )  
Two UPVC double glazed sash windows, central heating radiator, range of panelled wall and base units with marble work surfaces, central island and breakfast bar, Rangemaster range cooker with four ring gas hob and extractor hood, marble splashback, ceramic Belfast sink with mixer tap, integrated Blomberg dishwasher and washing machine, Amica wine cooler, space for fridge freezer, exposed beams, spotlights, tiled flooring and door to rear porch.

Rear Porch

5'2 x 4'10 (1.57m x 1.47m)  
Hardwood double glazed door to rear.

First Floor

Landing

UPVC double glazed sash window, central heating radiator, smoke detector, coving, dado rail, panelled elevation, doors to bedroom one, bedroom four, bathroom and stairs to second floor.

Bedroom One

15'3 x 14'3 (4.65m x 4.34m)  
Two UPVC double glazed sash windows, central heating radiator, coving, partial wood panelled elevation and door to en suite.

En Suite

7'6 x 4'7 (2.29m x 1.40m)  
Central heating radiator, low basin WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, extractor fan, spotlights, partially tiled elevations and tiled flooring.

Bedroom Four

15'6 x 11'2 (4.72m x 3.40m)  
UPVC double glazed sash window, central heating radiator, spotlights, coving, fitted wardrobes and door to over stairs storage.

Bathroom

9'4 x 7'10 (2.84m x 2.39m)  
Central heating radiator, traditional high basin WC, vanity top Sonet wash basin with mixer tap, freestanding rolltop ball and clawfoot double bath with mixer tap and rinse head, spotlights, extractor fan, coving, partial wood panelled elevation and parquet solid wood flooring.

Second Floor

Landing

8'9 x 6'11 (2.67m x 2.11m)  
Velux window, vaulted ceiling, exposed beams, smoke detector, part panelled elevation, doors to bedroom two, bedroom three and bathroom.

Bedroom Two

15'1 x 13'4 (4.60m x 4.06m)  
UPVC double glazed sash window, Velux window, central heating radiator, exposed beams, spotlights and under stairs storage.

Bedroom Three

13'9 x 10'7 (4.19m x 3.23m)  
UPVC double glazed sash window, Velux window, central heating radiator, exposed beams, spotlights, coving and fitted under stairs storage.

Bathroom

7'10 x 7'3 (2.39m x 2.21m )  
Central heating radiator, traditional low basin WC, vanity top wash basin with mixer tap, freestanding ball and clawfoot slipper bath with mixer tap, walk-in direct feed rainfall shower with rinse head, partially tiled elevations, partial wood cladding elevations, spotlights, extractor fan, coving, loft access and tiled flooring.

External

Rear

Courtyard patio with steps to laid to lawn garden, bedding areas, gated driveway leading to detached garage.

Front

Gated entrance to paved forecourt.

