





9 Timbrills Avenue, Sabden

£285,000 Freehold

Well appointed two-bed detached bungalow on an enviable corner plot. Modern kitchen, spacious living dining and conservatory, landscaped wrap-around gardens, garage, and stunning views. Quiet cul-de-sac near village amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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This superb two-bedroom detached true bungalow occupies an enviable corner plot within a well-established and highly desirable village location. Immaculately presented and thoughtfully maintained throughout, the property offers a good standard of single-level living, ideal for those seeking comfort and convenience. There is a spacious open-plan lounge and dining area, which flows seamlessly into a bright conservatory, creating a versatile space for relaxation and entertaining. The recently installed modern kitchen features quality appliances and sleek finishes, perfectly suited to contemporary lifestyles. Both bedrooms are well appointed, while the attractive modern shower room is finished with stylish fittings and fixtures. The property benefits from ample storage and a practical layout, ensuring every aspect of daily living is catered for. Nestled in a quiet elevated cul-de-sac, this bungalow is perfectly positioned for access to village amenities, scenic countryside walks, and the picturesque Pendle Hill, with the vibrant centres of Clitheroe and Whalley within easy reach and excellent commuter links nearby.

The outside space is a true highlight, with the property set on a stunning corner plot at the far end of Timbrills Avenue. The beautifully landscaped gardens wrap around the bungalow, featuring established plant

Mature borders and well-tended pathways provide a tranquil setting, while the rear garden offers a private stone-pebbled and stone-flagged patio, perfect for al fresco dining or simply enjoying the peaceful surroundings. Multiple seating areas invite you to take in the fabulous elevated views over the village, neighbouring fields, and open countryside. The side garden includes further pathways and a greenhouse for keen gardeners. A front driveway leads to a single link-detached garage. This exceptional outside space offers both privacy and a picturesque setting, making it an attractive find in such a sought-after village location.

- Excellent Detached True Bungalow
- Well Maintained Interior & Impressive Corner Plot
- Recently Installed Modern Kitchen & Appliances
- 2 Good Bedrooms & Attractive Modern Shower Room
- Open Plan Lounge/Diner & Conservatory
- Superb Landscaped Gardens With Elevated Views
- Single Link-Det. Garage; Driveway, Tucked Away Cul-De-Sac
- Village Amenities, Countryside Walks & Pendle Hill On The Doorstep
- Close To Clitheroe & Whalley, Good Access For Commuter Routes
- Desirable Well Established Village Location



Entrance & Kitchen
Attractive modern high gloss fitted wall, base and drawer units with luxurious quartz worktops and upstands, LED under units spotlights, karndean tiled flooring, recessed spotlights, integral sink unit, boiling hot water tap, Neff electric oven and grill, 4-ring induction hob, extractor filter over, quartz splashback, integrated dishwasher, pull out pantry, plumbing for washing machine, panel radiator, uPVC double glazed window & external door.

Inner Hallway
Panel radiator, uPVC double glazed frosted window, loft access with drop down ladder, partly boarded area also housing combination gas central heating boiler, built in storage cupboard.

Lounge & Dining Room
A light open plan well lit room, uPVC double glazed windows to the side and rear elevations with private aspects over gardens, TV point, panel radiators, wall light points.

Conservatory
Karndean tiled flooring, uPVC double glazed windows and uPVC door to garden with lovely elevated aspects and views over neighbouring hills and countryside, panel radiator, wall light point.

Bedroom One
Excellent double room, carpet flooring, panel radiator, uPVC double glazed window, lovely elevated views.

Bedroom Two
Panel radiator, carpet flooring, uPVC double glazed window.

Shower Room
Modern 3-pce white suite, double walk-in shower enclosure with thermostatic shower and glazed screen, concealed low level w.c., vanity wash basin with mixer tap and drawer under with surface surround, panel radiator, tiled flooring, fully tiled walls, recessed spotlights, extractor fan, uPVC double glazed frosted window.

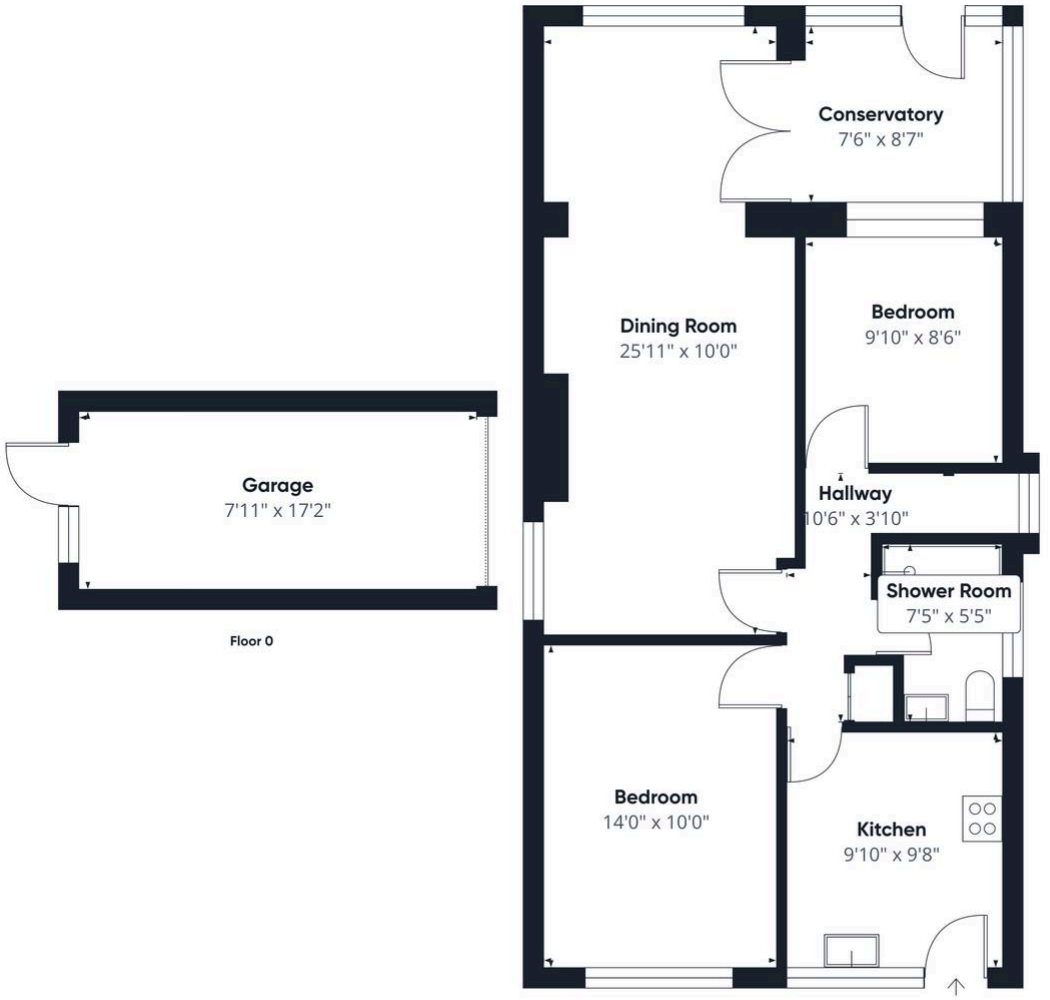














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Approximate total area(1)

900 ft²

(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.

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