



TIMBRILLS AVENUE, SABDEN, BB7 9HF



Occupying a prime head-of-cul-de-sac position with stunning views towards Pendle Hill and across the Sabden Valley, this attractive chalet-style detached home offers versatile three-bedroom accommodation, two reception rooms, a modern kitchen and an en suite principal bedroom. Set within beautifully maintained gardens, with a private driveway and attached garage, the property is ideally placed for village amenities, schools and easy access to Clitheroe.



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Occupying a prime position at the head of this peaceful cul-de-sac, this impressive chalet-style detached home enjoys an enviable backdrop of Pendle Hill and the surrounding Ribble Valley countryside. Situated within the highly desirable village of Sabden, the property is conveniently placed for the village store, primary school and popular local hostelrys, including The Pendle Witch and The White Hart, while the bustling market town of Clitheroe is only a short drive away, offering an excellent selection of independent shops, restaurants and larger supermarkets.

Cherished as a family home for over forty years, the property provides attractively maintained and highly versatile accommodation arranged over two floors. The ground floor offers two separate reception spaces, including a spacious L-shaped lounge enjoying an elevated outlook across the Sabden Valley, together with a modern fitted kitchen. Three well-proportioned bedrooms are arranged across the ground and first floors, with the principal bedroom benefiting from an en suite shower room and far-reaching countryside views.

Externally, the property is complemented by beautifully manicured gardens which envelop the home, together with a private driveway and attached garage. With its superb position, flexible accommodation and breathtaking outlook, an early appointment to view is highly recommended.

BRIEFLY COMPRISING:- ENTRANCE HALLWAY, ATTRACTIVE LOUNGE BOASTING AN OPEN OUTLOOK, RECEPTION HALLWAY, DINING ROOM OPENING INTO A MODERN KITCHEN, BEDROOM THREE AND BATHROOM, TWO DOUBLE SIZED BEDROOMS TO THE FIRST FLOOR WITH ENSUITE TO MASTER, BK-PAVED DRIVEWAY TO ATTACHED GARAGE, PRIVATE PAVED PATIO AREA AND FURTHER ELEVATED PATIO AREA WITH OPEN OUTLOOK, LAWNED GARDEN WITH MATURE SHRUBS, TREES AND BUSHES, TIMBER FENCING TO THE PERIMETER.

The Accommodation Afforded is as follows:-

Composite Entrance Door

Having twin frosted double glazed centre panels and opening into:-

Entrance Hallway

4'0" x 5'09" Coved ceiling, dado rail, inbuilt storage / cloaks cupboard, radiator, Karndean-style floor area. Gloss-panelled door opening into:-

Reception Room One

17'01" x 14'0" Feature marble fireplace with marble inlay / hearth and inset coal-effect living flame gas fire, coved ceiling, dado rail, wall light points, radiator. UPVC framed double glazed bay-window affording an open elevated outlook to the rear elevation. Gloss panelled door to:-



Reception Hallway

6'07" x 14'04" Stairs with spindle balustrade ascending to the first floor level, understairs storage cupboard, coved ceiling, dado rail, radiator, wall light point. UPVC door with double glazed centre panels leading to side. Gloss-panelled door to:-



Reception Room Two

10'06" x 9'10" Coved ceiling, radiator. UPVC framed double glazed window to the front elevation. Laminate wood floor extending with opening into:-





Kitchen

10'08" x 9'11" 1 ½ bowl stainless steel sink unit and drainer with cupboards under, comprehensive range of wall, base and glazed display units incorporating oven / grill and four ring gas hob with extractor hood over, co-ordinating worktops and part-tiled walls, integrated dishwasher, plumbing for concealed washing machine, space for tall fridge freezer, laminate wood floor. UPVC framed double glazed window to the front elevation.



Bedroom Three

10'01" x 8'11" Inbuilt wardrobe / storage cupboard, coved ceiling, radiator. UPVC framed double glazed window to the side elevation.



Bathroom

7'01" x 5'04" Three piece white suite incorporating panelled bath with electric shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, half tiled walls, tiled floor area, chrome heated towel rail, inset spot lighting to ceiling. UPVC framed frosted double glazed window.

First Floor Landing

2'07" x 4'05" Access to eaves storage area. Gloss panelled door leading from landing and opening into:-



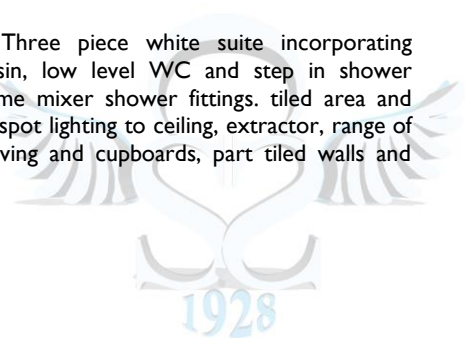
Master Bedroom

17'02" x 13'0" Comprehensive range of fitted wardrobe and cupboards with matching bedside cabinets and dressing table, radiator. UPVC framed double glazed window to the rear elevation. Access to:-



Ensuite Shower Room

5'07" x 6'09" Three piece white suite incorporating pedestal wash basin, low level WC and step in shower cubicle with chrome mixer shower fittings. tiled area and glazed door, inset spot lighting to ceiling, extractor, range of fitted toiletry shelving and cupboards, part tiled walls and towel rail.





Bedroom Two

14'02" x 10'07" Fitted range of wardrobes and cupboards with square pane glazed doors to centre, loft access point, radiator. UPVC frame double glazed window to the front elevation.



Outside

Private block-paved driveway providing off-road parking and leading to an attached garage [17'02" x 8'04"] having up-and-over door, power and lighting installed, wall mounted gas combination boiler. UPVC door to the rear. Private paved patio areas boasting an open elevated outlook to the rear elevation, paved walkway with steps to side, good-sized lawned garden to the rear with mature trees, shrubs and conifer hedges, screened by timber fencing.

Tenure : Freehold

Energy Performance Certificate Rating : D

Council Tax Band : D

Approximate Square Footage : 1,356 SqFt / 126 SqM

Services :

Mains supplies of gas, water and electricity.

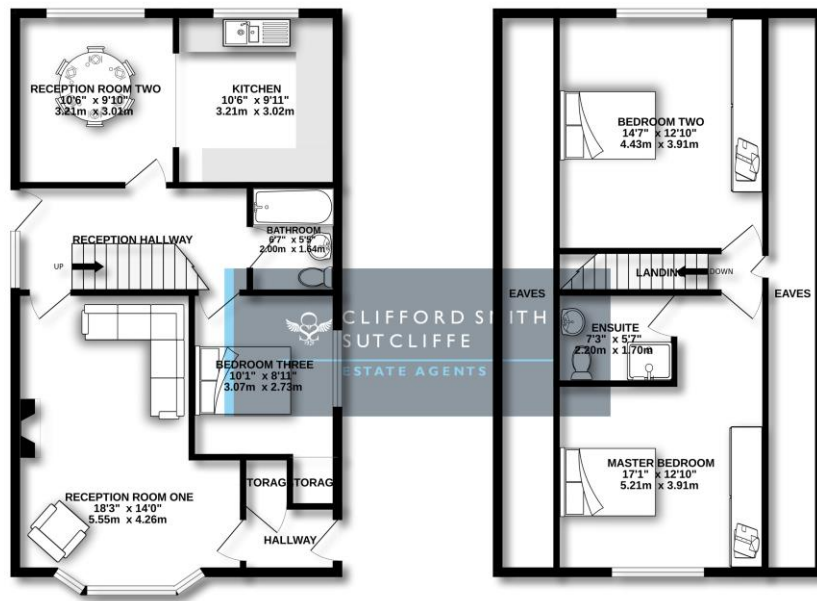
Viewing :

By appointment with our Burnley office.



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.

FIRST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



THREE BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 1356 sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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