



2 Timbrills Avenue, Sabden

£365,000 Freehold

Exceptional 3 bed detached home in Sabden with open plan living, master en-suite, hillside views, landscaped gardens, driveway, garage, and close to village amenities and countryside walks.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



This exceptional three bedroom detached house occupies a prime elevated corner plot in the highly sought after village location of Sabden. The well planned and light filled interior has been thoughtfully designed to offer modern family living, featuring a fantastic open plan dining kitchen with wood burning stove, with ample space for both relaxation and entertaining. The generous front lounge provides an additional comfortable retreat, while a useful utility room and a two piece cloakroom add further practicality. Upstairs, there are three excellent bedrooms including a spacious master with en-suite, complemented by a generous four piece family bathroom. The property enjoys beautiful elevated surrounding hillside views and is ideally situated close to Clitheroe and Whalley, offering excellent access to commuter routes. Village amenities and scenic countryside walks are right on the doorstep, making this home perfect for those seeking both convenience and a tranquil lifestyle.

Outside, the property is surrounded by mature, well tended gardens that enhance its kerb appeal and provide numerous spaces for outdoor enjoyment. The impressive front and side lawn areas are bordered by established hedging, Indian stone gravel, and a seating area that is ideal for alfresco dining. A raised timber decking offers an additional spot to relax and take in the stunning hillside views. Practical features include a large timber storage shed, wood store and an Indian stone gravelled driveway offering private parking for two to three cars with an attached single garage. This outstanding outdoor space combines both functionality and style, making it the perfect setting for family life and entertaining guests within a rural village setting.

- Wonderful Detached Home On Corner Plot
- Well Planned & Light Filled Interior
- Fantastic Open Plan Living Dining Kitchen
- 3 Excellent Bedrooms, 1 En-suite & 4-pce Bathroom
- Useful Utility & 2-pce Cloaks; Generous Front Lounge
- Beautiful Surrounding Elevated Hillside Views
- Landscaped Gardens & Decking, Storage Shed & Wood Store
- Single Garage; Private 2/3 Car Driveway
- Highly Favoured Village Location
- Close To Clitheroe & Whalley, Good Access For Commuter Routes
- Village Amenities & Countryside Walks On The Doorstep



Entrance

uPVC double glazed door and glazed surround, feature wood staircase leading to first floor with glazed balustrade surround and brushed chrome handrail, open through to kitchen:

Open Plan Living Dining Kitchen

Fantastic light filled living space with a cosy living area and a corner cast iron wood burning stove, excellent fitted kitchen with an array of white wall, base and drawer units, contrasting wood worktops, under unit LED spotlights, integrated electric oven with 4-ring ceramic hob and extractor filter canopy over, built in dishwasher and fridge, sink drainer unit with mixer tap, dining area, stone flagged flooring, panelled radiators, TV point, uPVC double glazed windows.

Lounge

Living room, carpet flooring, uPVC double glazed window, wall light points, panelled radiators, TV point

Utility Rear Porch

Tiled flooring, plumbing for washing machine, uPVC double glazed window, uPVC double glazed side external door, panel radiator.

Cloakroom

2-pce white suite with low level w.c., wash hand basin with mixer tap, panel radiator, tiled flooring, uPVC double glazed window, extractor fan.

Landing

Large built in storage cupboard with shelving, also housing floor mounted Worcester Bosch combination gas central boiler.

Bedroom One

Superb master double room with carpet flooring, uPVC double glazed window and velux window with amazing countryside views, panel radiator.

En-suite Shower Room

Modern 3-pce white suite with shower enclosure with rainfall shower and additional thermostatic shower, pedestal wash basin, low level w.c., chrome ladder style radiator, tiled flooring, part tiled walls, extractor fan, recessed spotlights.

Bedroom Two

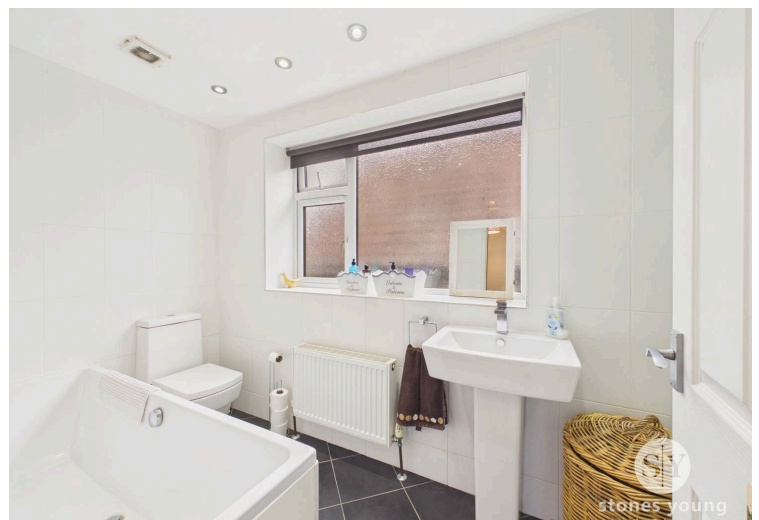
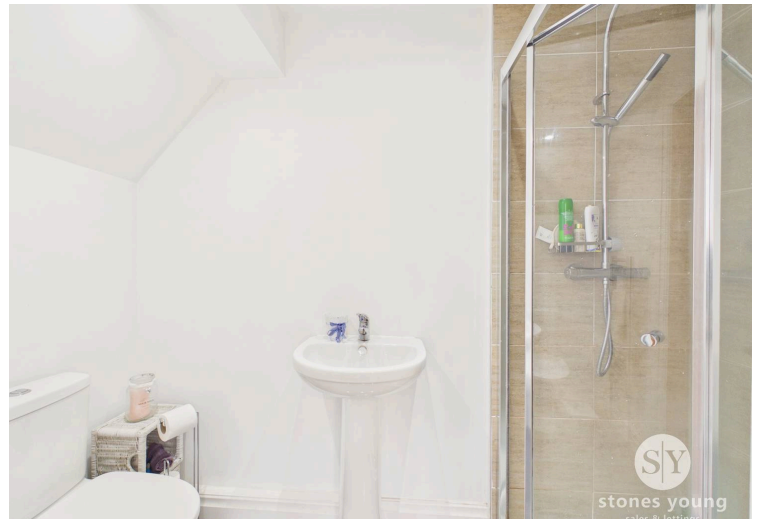
Double room with carpet flooring, panel radiator, uPVC double glazed window and velux window with stunning elevated open countryside views, TV point.

Bedroom Three

Flexible bedroom with carpet flooring, velux window with beautiful views, TV point, panel radiator.

Bathroom

Excellent generous 4-pce white suite with panel bath and mixer tap, low level w.c., pedestal wash basin with mixer tap, shower enclosure with thermostatic shower, fully tiled walls, tiled flooring, panel radiator, uPVC double glazed frosted window, recessed spotlights, extractor fan.





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