



5 Timbrills Avenue, Sabden

£320,000 Freehold

Immaculate two bed detached true bungalow in sought after village of Sabden with modern open plan living, conservatory, landscaped gardens, garage, driveway, countryside views, and close to schools and amenities.

Council Tax band: C

Tenure: Freehold



This stunning two bedroom detached true bungalow offers an exceptional opportunity to acquire a beautiful well kept home in the highly desirable and well-established village of Sabden. Immaculately maintained both inside and out, the property is move-in ready and features two spacious double bedrooms and a stylish, contemporary shower room. The heart of the home is a modern open plan kitchen and living room, designed to maximise space and natural light, which flows seamlessly into a spacious, light-filled conservatory. This versatile space is perfect for relaxing or entertaining while enjoying views of the landscaped gardens and countryside. The property is tucked away in a peaceful position, yet remains conveniently close to the nearby amenities of Clitheroe and Whalley, with excellent access to commuter routes. Families will appreciate the proximity to primary schools within walking distance, as well as village shops and countryside walks right on the doorstep.

The outside space has been thoughtfully designed for both visual appeal and practicality. The front garden is pleasantly laid with a stone graveled area, and Indian stone flagged driveways on either side provide private parking for two cars and there is an attached single garage. To the rear is a beautifully tiered, landscaped

garden with lovely elevated views across the neighbouring hillside. This outdoor haven is attractively arranged with low maintenance in mind, featuring artificial lawns, a modern glass balustrade, stone flagged and gravelled patios and pathways, and raised planted borders with shrubs and small trees. This property truly offers a fantastic combination of stylish living and superb outdoor space in a sought-after village setting.

- Stunning Detached True Bungalow
- 2 Double Bedrooms & Modern Shower Room
- Immaculately Maintained Interior & Exterior
- Modern Open Plan Kitchen & Living Room
- Beautiful Spacious Light-Filled Conservatory
- Superb Landscaped Gardens With Elevated Views
- Garage; 2 Car Driveway, Tucked Away Position
- Desirable Well Established Village Location
- Close To Clitheroe & Whalley, Good Access For Commuter Routes
- Village Amenities & Countryside Walks On The Doorstep



Entrance

uPVC double glazed external door leading through to kitchen.

Breakfast Kitchen

Light and airy modern white fitted kitchen with an array of wall, base and drawer units with contrasting worktops, upstands and splashback, under unit spotlighting, sink drainer unit with mixer tap, integrated fridge and freezer, eye level built in Neff double oven, grill and microwave, 4-ring ceramic hob with extractor filter canopy over, dishwasher, corner carousel unit, breakfast bar, tiled flooring, recessed spotlighting, velux window, uPVC double glazed window, open through to living room:

Living Room

Tiled flooring, TV point, wall mounted gas fire with feature wall cladding, panel radiator, uPVC double glazed french doors to conservatory.

Conservatory

Beautiful light filled room with uPVC double glazed windows and french doors leading out to garden with stunning elevated hillside views and private aspects across garden, TV point, panel radiator, tiled flooring, recessed spotlighting.

Inner Hallway

Recessed spotlighting, loft access with ladder leading to partly boarded area with power and lighting, wood style flooring, internal wood glazed doors to all rooms.

Bedroom One

Excellent double room with uPVC double glazed window with super front elevated outlooks over the distant hillside, panel radiator, recessed spotlighting, modern fitted wardrobes with an array of hanging and storage space and drawer unit.

Bedroom Two

Double room with carpet flooring, modern fitted double wardrobe, recessed spotlighting, uPVC double glazed windows, panel radiator.

Shower Room

Attractive modern 3-pce suite comprising large walk-in shower with fixed glazed screen with overhead thermostatic rainfall shower and additional wall mounted shower with side control panel, white basin with mixer tap and vanity unit with cupboard under, concealed low level w.c., chrome ladder style radiator, fully tiled walls, tiled flooring, panelled ceiling with recessed spotlighting, uPVC double glazed window.







Approximate total area⁽¹⁾
945 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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