



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			78
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.

Sabden Road, Padiham, BB12 9AW

Offers Over £595,000

IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

Situated in the picturesque area Padiham, this splendid four-bedroom detached house offers a perfect blend of comfort and elegance. As you approach the property, you are greeted by a beautifully landscaped large driveway, providing ample off-road parking and leading to a double garage.

Upon entering, you will find two spacious living areas that are perfect for both relaxation and entertaining. The large kitchen diner is a true highlight, offering a wonderful space for family meals and gatherings. Additionally, there is a versatile office or snug area, along with a separate utility room and a convenient downstairs WC, ensuring practicality for modern living.

The first floor boasts four generously sized bedrooms, each designed with comfort in mind. The master bedroom features an en-suite shower room and a stunning balcony that overlooks the expansive rear garden, providing a serene spot to enjoy the breathtaking 360-degree views. The family bathroom is a luxurious retreat, complete with a freestanding bath, perfect for unwinding after a long day.

The property benefits from ample space on the landing and hallway, creating an airy and inviting atmosphere throughout. The large rear garden is a true gem, offering a private outdoor sanctuary for relaxation and recreation.

This exceptional home on Sabden Road is ideal for families seeking a tranquil yet convenient lifestyle, with all the amenities and natural beauty that Padiham has to offer. Don't miss the opportunity to make this stunning property your own.

Sabden Road, Padiham, BB12 9AW

Offers Over £595,000



- Impressive Detached Property
- Two Reception Rooms
- Ample Off Road Parking & Double Garage
- EPC Rating TBC
- Four Bedrooms
- En Suite To Main Bedroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band F

Ground Floor

Entrance Hallway

18'7 x 8' (5.66m x 2.44m)

Composite front entrance door, central heating radiator, spotlights, smoke alarm, wood effect flooring and doors to two reception rooms, WC and kitchen.

Reception Room One

17'4 x 15' (5.28m x 4.57m)

Central heating radiator, electric fire, feature wall lights and French doors to the rear.

Reception Room Two

14'8 x 11'11 (4.47m x 3.63m)

UPVC double glazed windows and central heating radiator.

WC

8'2 x 8' (2.49m x 2.44m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, storage and wood effect flooring.

Kitchen

18'7 x 16'9 (5.66m x 5.11m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with granite surfaces, plinth heater, Neff double oven, four ring gas hob, extractor hood, stainless steel sink with drainer and mixer tap, integrated fridge, integrated dishwasher, spotlights, wood effect flooring and doors to storage and utility.

Storage

8'5 x 7'8 (2.57m x 2.34m)

UPVC double glazed window, central heating radiator, panelled base units with granite effect surfaces, under counter fridge, spotlights and wood effect flooring.

Utility Room

8'2 x 7'3 (2.49m x 2.21m)

UPVC double glazed window, range of panelled wall and base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, Baxi boiler, spotlights, smoke alarm, loft access, wood effect flooring and UPVC door to the rear.

First Floor

Landing

20'8 x 7'11 (6.30m x 2.41m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm and doors to four bedrooms and bathroom.

Bedroom One

16'1 x 14'9 (4.90m x 4.50m)

Central heating radiator, fitted wardrobes, spotlights, door to en suite and UPVC double glazed door to the balcony.

En Suite

8' x 5'4 (2.44m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, spotlights, extractor fan, loft access and tiled flooring.

Bedroom Two

14'10 x 11'2 (4.52m x 3.40m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

8'7 x 8'3 (2.62m x 2.51m)

Two UPVC double glazed windows, central heating radiator and spotlights.

Bedroom Four

8'4 x 7'11 (2.54m x 2.41m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

9'4 x 8'4 (2.84m x 2.54m)

Two UPVC double glazed windows, central heating radiator, freestanding bath, dual flush WC, vanity top wash basin, spotlights and wood effect flooring.

External

Front

Laid to lawn garden and driveway providing off road parking leading to the garage.

Double Garage

20'6 x 19'11 (6.25m x 6.07m)

UPVC double glazed frosted window, power, storage and door to the side elevation.

Rear

Large enclosed laid to lawn garden with paving and stone chippings.

