

Waterside Close, Sabden, Clitheroe

£575,000







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- Individually designed, high-quality family home
- Open-plan kitchen, dining and living space
- Five bedrooms including annex-style suite with en suite
- Wrap-around, south-east facing garden
- Large driveway providing parking for several vehicles
- Electrically operated double garage

This outstanding, individually designed family home offers spacious and immaculately presented accommodation arranged over two floors, finished to an exceptional standard throughout. The heart of the property is the impressive open-plan living, dining and kitchen space, seamlessly linking a stylish sitting area and study area, all designed for modern family life and entertaining. Complemented by a welcoming entrance hall, utility room, ground floor WC and an electrically operated double garage, the layout is both practical and beautifully balanced. The property provides five well-proportioned bedrooms, including a superb principal suite with fitted wardrobes and en suite shower room, alongside a stylish family bathroom. A further standout feature is the impressive annex-style bedroom above the garage, complete with its own en suite shower room, offering excellent flexibility for guests, older children or multi-generational living. Externally, the home is equally impressive, enjoying generous parking and a wrap-around, south-east facing garden, perfectly suited to family life.







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GROUND FLOOR

ENTRANCE HALL 2.27m x 2.16m (7'5" x 7'1")

The entrance hall creates a stylish and welcoming first impression, featuring contemporary herringbone-style flooring, a striking staircase with dark balustrade and an abundance of natural light from glazed external doors. Clean lines, modern internal doors and a refined neutral palette set the tone for the quality and finish found throughout the home.

LIVING ROOM 3.64m x 3.74m (11'11" x 12'3")

Positioned to the front of the property, the living room is a beautifully presented and inviting space, enhanced by soft neutral tones and a large front-facing window that fills the room with natural light. Well-proportioned and finished to a high standard, it offers a calm and comfortable setting ideal for everyday living and relaxed evenings.

SITTING ROOM 3.24m x 3.49m (10'7" x 11'5")

Open to the kitchen and dining area and enjoying a front-facing window, the sitting room offers a warm and sociable living space, centred around a contemporary wood-burning stove with feature timber mantle. Finished in soft neutral tones with quality flooring throughout, it provides a relaxed yet stylish setting, ideal for both everyday family life and entertaining.

KITCHEN / DINING AREA 7.12m x 3.32m (23'4" x 10'10")

The open-plan kitchen and dining area forms the heart of the home, seamlessly connecting with the sitting room and study area to create a superb space for modern family living and entertaining. Finished to a high standard with stylish cabinetry, quality worktops and a central island with seating, the kitchen is both practical and visually impressive, while the dining area enjoys excellent natural light and direct access to the rear garden through patio doors.

STUDY AREA 1.98m x 2.34m (6'5" x 7'8")

Open to both the sitting room and kitchen/dining area, the study area provides a bright and versatile space ideal for home working or quiet reading. Positioned beside large windows and patio doors, it enjoys excellent natural light while remaining seamlessly connected to the main living areas, adding flexibility to the home's open-plan design.

UTILITY ROOM 2.15m x 1.75m (7'0" x 5'8")

The utility room provides a highly practical addition to the home, offering fitted units, space for appliances and direct access to the ground floor WC. Conveniently positioned off the kitchen, it also features a door leading out to the rear garden, making it ideal for everyday family use and keeping the main living areas clutter-free.

GROUND FLOOR WC 1.93m x 0.87m (6'3" x 2'10")

The ground floor WC is finished to a high standard, offering a modern and conveniently positioned facility, ideal for guests and everyday family use. Clean lines and contemporary fittings complement the overall quality and style found throughout the home.

FIRST FLOOR / LANDING

BEDROOM ONE 3.65m x 3.10m (11'11" x 10'2")

Positioned to the front of the property, bedroom one is a generously proportioned and beautifully presented double room, finished in soft neutral tones to create a calm and relaxing atmosphere. The room benefits from inbuilt mirrored sliding-door wardrobe storage, providing excellent practicality without compromising space, and enjoys direct access to a stylish en suite shower room, completing this impressive principal bedroom.

ENSUITE SHOWER ROOM 2.30m x 1.19m (7'6" x 3'10")

The en suite shower room is finished to a sleek, contemporary standard, featuring a walk-in shower with modern fittings, stylish tiling and quality sanitary ware. A clean, bright design and well-planned layout create a practical yet elegant space that complements the principal bedroom perfectly.

BEDROOM TWO 3.54m x 3.38m (11'7" x 11'1")

Located to the rear of the property, bedroom two is a beautifully presented and generously sized double room, enjoying a pleasant outlook and a calm, relaxing feel. Finished in soft tones and well-proportioned to accommodate bedroom furniture with ease, it offers a versatile space ideal for family living or guests.

BEDROOM THREE 3.65m x 2.77m (11'11" x 9'1")

Also positioned to the rear of the property, bedroom three is a well-proportioned and attractively presented room, enjoying a pleasant outlook and a bright, welcoming feel. Finished to the same high standard as the rest of the home, it offers excellent flexibility, ideal as a child's bedroom, guest room or home office.

BEDROOM FOUR 3.28m x 3.09m (10'9" x 10'1")

Positioned to the front of the property, bedroom four is a well-proportioned and versatile room, enjoying good natural light and a pleasant outlook. Finished in soft neutral tones, it offers flexibility for use as a bedroom, nursery or home office, making it ideal for modern family living.

FAMILY BATHROOM 2.15m x 2.21m (7'0" x 7'3")

The family bathroom is stylishly finished and enjoys natural light from a rear-facing window. Fitted with a modern suite including a bath with shower over, contemporary tiling and quality fittings, it offers a bright, practical and well-presented space to serve the upper floor bedrooms.







DOUBLE GARAGE 5.24m x 4.70m (17'2" x 15'5")

The double garage is a generous and highly versatile space, fitted with power and lighting and accessed via an electrically operated, up-and-over sectional insulated garage door. Currently utilised for storage and as a home gym, it offers excellent flexibility for parking, hobbies or additional storage, ideal for modern family living.

ENTRANCE HALL

Providing access to the first floor room above the garage via a staircase.

BEDROOM FIVE / CINEMA ROOM / PLAY ROOM / ANNEX 5.12m x 5.62m (16'9" x 18'5")

Situated above the garage, this impressive and highly versatile room offers a substantial additional living space, ideal for use as a fifth bedroom, cinema room, playroom or home office. Flooded with natural light from multiple skylights and finished to a high standard, it further benefits from access to a private en suite shower room, making it ideal for guests, older children or annex-style accommodation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/waterside-close-sabden>

LOCATION

Situated in the heart of the highly sought-after Ribble Valley, Sabden is a desirable village renowned for its scenic surroundings, strong community feel and excellent access to countryside walks. The area offers a balance of rural charm and convenience, with nearby Clitheroe providing a wide range of amenities, schools, cafés and transport links, making this an ideal location for families and professionals alike.

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Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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Ground Floor

Approximate total area⁽¹⁾

1049 ft²

97.4 m²

(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.



Floor 1

Approximate total area⁽¹⁾

913 ft²

84.8 m²

Reduced headroom

108 ft²

10.1 m²

(1) Excluding balconies and terraces

Reduced headroom

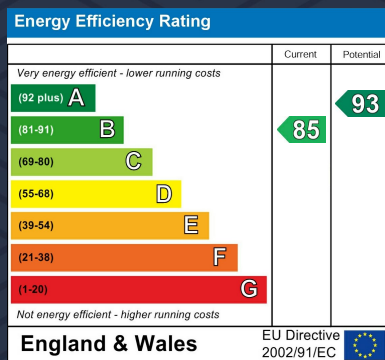
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

RIBBLE VALLEY
20 WELLGATE,
CLITHEROE, BB7 2DP
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75 GISBURN ROAD,
BARROWFORD, BB9 6DX
01282 560 024

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