

1 VICTORIA GROVE
SABDEN
BB7 9DQ

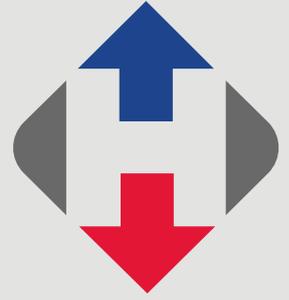
£365,000



- Stunning stonebuilt townhouse
- 4 double bedrooms, 3 bathrooms
- Lounge with fitted media wall
- Modern dining kitchen with island unit
- Private village location
- Newly built in 2020
- Beautiful outlooks across Sabden Brook
- 160 m2 (1,717 sq ft) approx.

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A large stonebuilt three-storey townhouse set in the centre of the beautiful village of Sabden, which is next to Pendle Hill and offers great access to the stunning surrounding countryside. The house was built in 2020 and offers smart modern accommodation with a spacious entrance hall, bright dining kitchen with island unit and separate lounge with built-in media wall and lovely outlooks across Sabden Brook. On the first floor there is a master bedroom with two wardrobes and en-suite shower room, two more double bedrooms and 3-piece bathroom. On the top floor there is a large guest bedroom with large Velux windows providing lots of light and views of the fells. This bedroom also has a 3-piece en-suite shower room. Externally the house has two cobbled parking spaces to the side with a planted border and outlooks across the brook.



Sabden is a picturesque village next to Pendle Hill which has two public houses, two primary schools, churches and local shops. There are road links to Clitheroe, Whalley, Burnley and the M65 motorway. Viewing is essential.

LOCATION: On entering Sabden via the Nick'O'Pendle proceed down the hill and at the crossroads turn right into Whalley Road. Proceed straight on for 450 yards, turn left into Watt Street and then first right into Victoria Grove. No.1 is the first property on the right.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: With composite front door, window to side elevation and tiled floor.

HALLWAY: With spindle staircase off to first floor, window to side and tiled floor.

LOUNGE: 7.1m x 4.2m (23'3" x 13'11"); with windows to side and rear with attractive outlooks across Sabden Brook, fitted media wall with television point, built-in storage cupboards and shelving over.

CLOAKROOM AND UTILITY ROOM: 2.4m x 1.8m (8'0" x 5'10"); with a 2-piece suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap and tiled splashback, fitted grey shaker style base cupboards with complementary work surface and stainless

steel sink unit with mixer tap and tiled splashback, plumbing for a washing machine, tiled floor and storage cupboard housing hot water cylinder.

DINING KITCHEN: 7.0m x 3.6m (23'0" x 11'11"); with a modern fitted range of grey shaker style wall and base units with white quartz work surface, tiled splashback and under unit lighting. Stainless steel Rangemaster range cooker with 2 ovens, separate grill 5-ring gas hob and matching stainless steel extractor canopy over, built under one-and-a-half bowl sink unit with mixer tap and draining board carved into the quartz, integrated dishwasher and fridge-freezer, central island unit with quartz work surface, central heating boiler concealed inside wall cupboard, dining area, 2 windows to front elevation, tiled floor and recessed spotlighting.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.2m x 4.4m (13'10" x 14'4"); with attractive outlooks across Sabden Brook and towards Pendle Hill, 2 separate built-in wardrobes.





SHOWER ROOM: 3-piece white suite comprising low suite w.c. with concealed cistern and push button flush, wall-hung wash-hand basin with chrome mixer tap, double shower enclosure with fitted thermostatic shower with fixed head and separate handheld showerhead, tall chrome ladder style towel rail, tiled floor, part-tiled walls and recessed spot lighting.

BEDROOM THREE: 3.7m x 3.5m (12'0" x 11'4"); with a wall-to-wall range of fitted wardrobes and built-in shelving.

BEDROOM FOUR: 3.9m x 3.1m (12'8" x 10'3"); with 2 windows.

BATHROOM: 3-piece white suite comprising low suite w.c. with concealed cistern and push button flush, wall-hung wash-hand basin with chrome mixer tap, panelled bath with chrome mixer tap and thermostatic shower over with glass shower screen, chrome ladder style towel rail, tiled floor, part-tiled walls, recessed spot lighting and extractor.

SECOND FLOOR:

LANDING:

BEDROOM TWO: 7.7m x 3.8m (25'3" x 12'6"); a large bedroom with a bank of 4 Velux windows and separate large Velux window offering excellent views towards surrounding fells and recessed spot lighting.



EN-SUITE SHOWER ROOM: 3-piece suite comprising low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap, shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, chrome heated ladder style towel rail, tiled floor, part-tiled walls, recessed spot lighting and extractor fan.

OUTSIDE: The property has a cobbled parking area to the side providing parking for 2 cars side-by-side with a planting area to the rear with wrought iron railings and attractive outlooks across Sabden Brook.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND E.

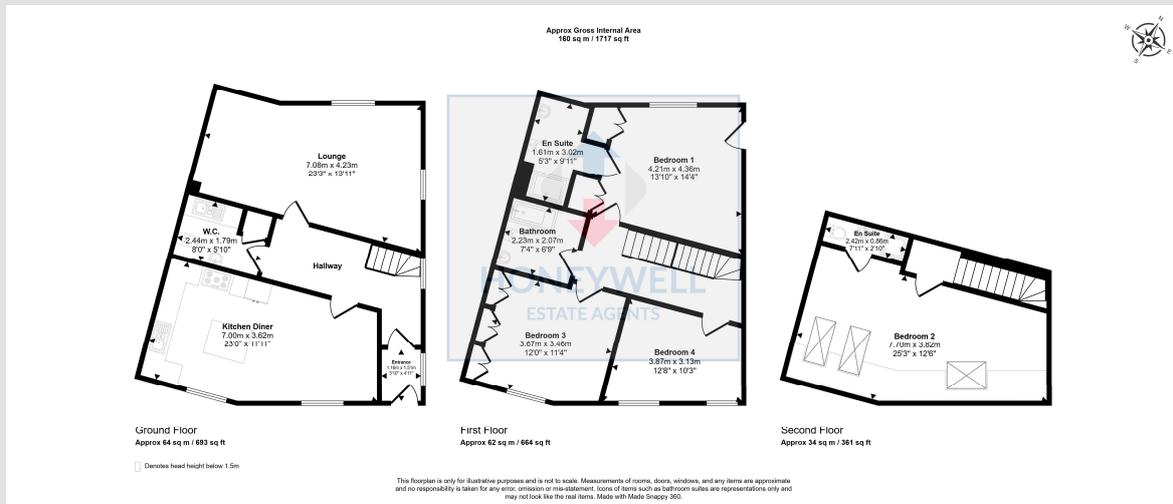
EPC: The energy efficiency rating for this property is B.

TENURE: Leasehold with the remainder of an 850 year lease from February 2019.

SERVICE CHARGE: There is service charge for the property of £180 per year which includes the ground rent.

VIEWING: By appointment with our office.





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