



***5 Victoria Grove,
Sabden***



**Pendle Hill
Properties**
estate and letting agents

5 Victoria Grove

Sabden

A delightful, immaculately presented four-bedroom new stone-built Mews property in the highly sought-after Ribble Valley village of Sabden.

With high specification fixtures and fittings throughout, along with flexible living accommodation, creating a stunning family home.

Briefly comprising, entrance hall, inner hall, lounge, kitchen/dining room and utility room with WC on the ground floor, a stunning master bedroom with dressing area and en suite shower room, two double bedrooms and family bathroom on the first floor, along with a spacious double bedroom with en suite shower room and storeroom on the second floor.

Externally the property boasts a delightful Indian stone patio garden with views overlooking Sabden Brook, along with a block paved private drive providing off road parking for two vehicles.

Offers in the region of: £385,000



ENTRANCE HALL

A composite entrance door opens into the welcoming entrance hall with UPVC double glazed window overlooking Sabden Brook, briefly comprising, radiator, vinyl flooring, and ceiling light point.

INNER HALL

The welcoming inner hall with UPVC double glazed window overlooking Sabden Brook, briefly comprising, first floor balustrade staircase, radiator, Karndean flooring, and two ceiling light points.

LOUNGE

The impressive light filled lounge with three large UPVC double glazed windows, briefly comprising, two radiators, carpeted flooring, and two ceiling light points.

KITCHEN

A light filled kitchen/dining room with two UPVC double glazed window overlooking the front of the property, briefly comprising, a range of white base and wall mounted units and impressive kitchen island, with complementary Quartz work surfaces, handmade ceramic tile splashbacks, ceramic sink with chrome mixer tap, Stoves Richmond Deluxe range cooker with five ring induction hob and matching Stoves overhead extractor, integrated AEG appliances, comprising, full size fridge, full size freezer, and dishwasher, radiator, Karndean flooring, five point ceiling pendant and white ceiling spotlights.

The properties Ideal Logic System 30 combination boiler is neatly housed in one of the wall mounted kitchen units.

UTILITY ROOM WITH WC

Accessed from the hall, briefly comprises, white base unit with complementary laminate work surface, handmade ceramic tile splashbacks, stainless steel sink with chrome mixer tap, space and plumbing for a washing machine and tumble dryer, low level WC, radiator, Karndean flooring, and white ceiling spotlights.

MASTER BEDROOM WITH DRESSING AREA AND EN SUITE SHOWER ROOM

An impressive master bedroom with two large UPVC double glazed windows overlooking the rear of the property with lovely outlook, briefly comprising, two fitted sliding mirror wardrobes, radiator, carpeted flooring, and ceiling light point.

The en-suite shower room with large UPVC double glazed frosted window, briefly comprises, double shower enclosure with chrome thermostatic shower with oversized rainfall head, ceramic wash hand basin with chrome mixer tap, illuminated mirror, low level WC, bidet, ceramic wall tiles, electric thermostatic chrome towel warmer, Karndean flooring, and white ceiling spotlights.

BEDROOM THREE

A well-presented double bedroom with UPVC double glazed window overlooking the front of the property with stunning far reaching countryside views, briefly comprising, radiator, carpeted flooring, and white ceiling spotlights.

BEDROOM FOUR

Bedroom four with three UPVC double glazed windows overlooking the front and side of the property, briefly comprising, radiator, carpeted flooring, and white ceiling spotlights.

FAMILY BATHROOM

The spacious family bathroom briefly comprises, panelled bath with chrome mixer tap, and chrome thermostatic shower over, ceramic wash hand basin with chrome mixer tap, illuminated mirrored bathroom cabinet, low level WC, ceramic wall tiles, electric thermostatic chrome towel warmer, vinyl flooring, and white ceiling spotlights.

BEDROOM TWO WITH EN SUITE SHOWER ROOM

Located on the second floor, a spacious light filled double bedroom with three UPVC double glazed Velux windows overlooking the stunning far reaching countryside views, briefly comprising, large built in storage cupboard housing the properties OSO hot water system while providing useful storage space, two radiators, vinyl flooring, and white ceiling spotlights.

The en-suite shower room, briefly comprises, shower enclosure with chrome thermostatic shower with oversized rainfall head, ceramic wash hand basin with chrome mixer tap, illuminated mirrored bathroom cabinet, low level WC, ceramic wall tiles, electric thermostatic chrome towel warmer, Karndean flooring, and white ceiling spotlights.

EXTERNAL

Externally the property boasts a delightful Indian stone patio garden with views overlooking Sabden Brook, along with a block paved private drive providing off road parking for two vehicles.

ADDITIONAL INFORMATION

Tenure = Leasehold

Council Tax = Band E

Development Management Fee = £114 per annum



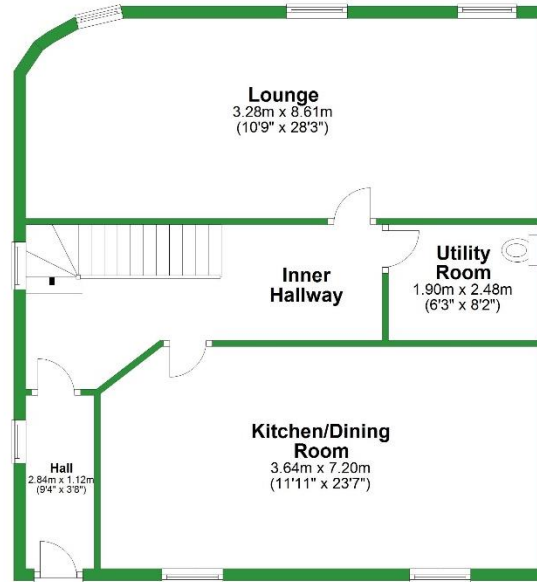






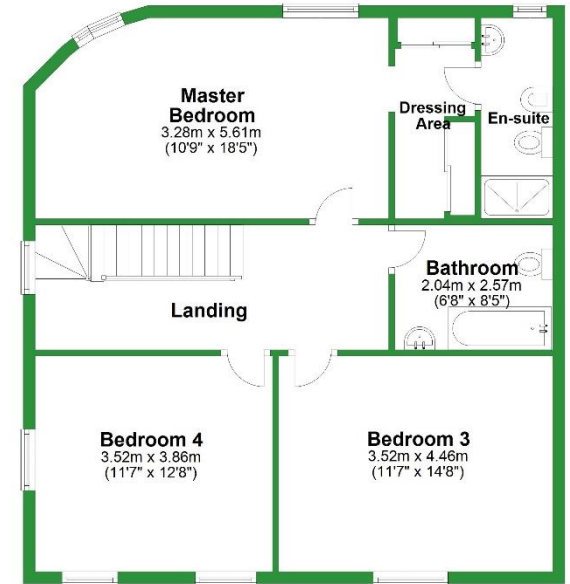
Ground Floor

Approx. 75.5 sq. metres (812.5 sq. feet)



First Floor

Approx. 75.9 sq. metres (817.3 sq. feet)

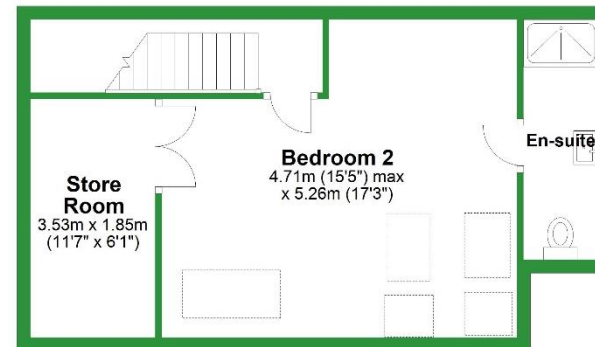


Total area: approx. 189.7 sq. metres (2041.7 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

Second Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



Disclaimer: We strongly advise anyone contemplating buying a house to obtain advice on mortgage finance as soon as possible. In this respect we provide an in house advice service from the owner of Pendle Hill Properties Mr Andrew Turner who operates APT Financial Services LTD at our offices based in Sabden. He is also available to visit you in the comfort of your own home or place of work. **Please note:** These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Pendle Hill Properties has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

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