



Sycamore Close

Great Warley

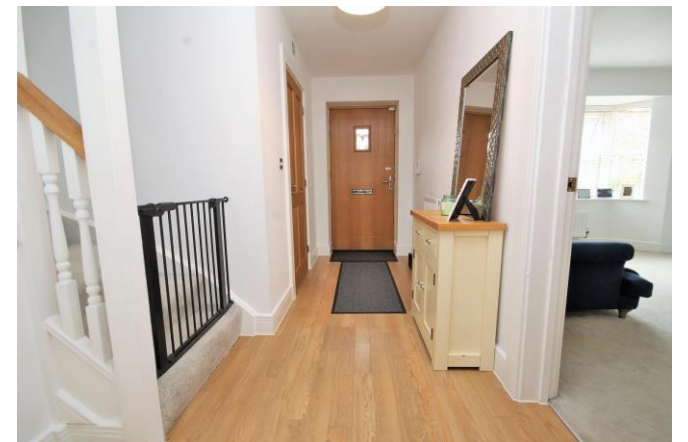


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Sycamore Close Great Warley

Guide Price £650,000 -
£675,000

An attractive three bedroom detached residence situated in the sought after Mascalls Park development, convenient for local schools and Thorndon Country Park. This attractive and quiet cul de sac location is close to woodland, open lawned areas and is landscaped with ornamental trees and shrubs. The ground floor accommodation comprises; spacious hallway, cloakroom, large lounge with bay window to front, modern fitted kitchen/diner with wide range of integrated appliances and access to rear garden. To the first floor, the master bedroom has built in wardrobes and en-suite shower room as well as two further bedrooms and family bathroom. The driveway provides space for off street parking and leads to a pitch roofed garage which in turn leads to an easily maintained south/west facing rear garden. The property benefits from Solar panels, 10-year NHBC from 2016 and no onward chain. EPC A.



Entrance Hall

Entrance door, oak effect flooring, radiator, doors to:

Cloakroom

Concealed cistern W/C, wall mounted wash hand basin with mixer tap, part tiled walls, tiled floor, radiator and obscured window to front.

Lounge 13' 10" x 12' 10" into bay (4.21m x 3.91m into bay)

Spacious room with radiator and bay window to front.

Kitchen/Diner 22' 8" x 9' 3" (6.90m x 2.82m)

Open plan kitchen/diner with wide range of modern light grey gloss fitted base and wall units, integrated fridge/freezer, AEG

oven, microwave oven, warming drawer, Bosch dishwasher, AEG washing machine and AEG induction hob with cooker hood above. Inset one and a quarter bowl sink with chrome mixer tap. Space for dining table and chairs, storage cupboard, white tiled flooring, window and French doors to rear garden.

First Floor Landing

Spacious landing with airing cupboard, access to loft space, radiator and window to side.

Bedroom One 10' 9" x 9' 8" to front of wardrobes (3.27m x 2.94m to front of wardrobes)

Built in wardrobe, radiator, window to front and door to:

En-suite

Shower cubicle with over head shower and glass screen, concealed cistern W/C, semi pedestal wash hand basin with chrome mixer tap, tiled floor and tiled walls with shelf, heated towel rail and obscured window to front.



Bedroom Two 11' 2" > 8' 9" x 9' 8" to front of wardrobes (3.40m > 2.66 x 2.94m to front of wardrobes)

Built in wardrobe, radiator and window to rear.

Bedroom Three 10' 2" > 9' 0" x 7' 2" (3.10m > 2.74m x 2.18m)

Radiator and window to rear.

Bathroom

Concealed cistern WC, semi pedestal wash hand basin with chrome mixer tap, panelled bath with wall mounted mixer tap, tiled walls and flooring, chrome towel warmer, tiled inset shelf and obscured window to front.

Externally

Attractive South facing rear garden with patio area, laid to lawn and adjacent fence border. Off street parking to the side of the property.

Garage 22' 7" x 9' 9" (6.88m x 2.97m)

Electric up and over door.

Agents Note

We are advised by the current owners an annual service charge contribution is payable to Trinity Estates Property Management for the maintenance of common areas.





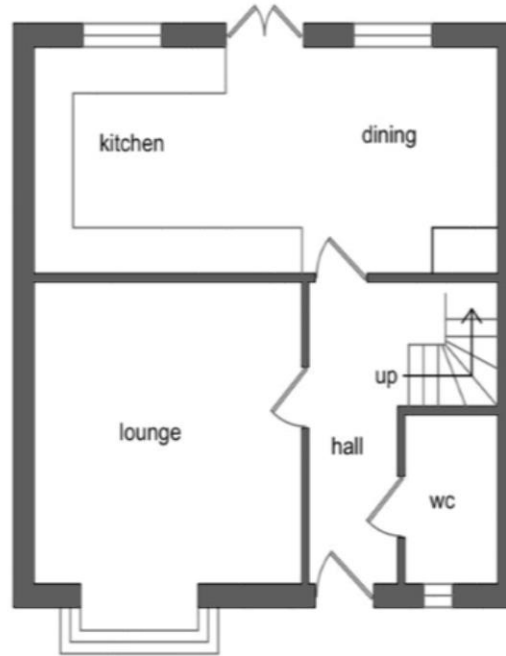




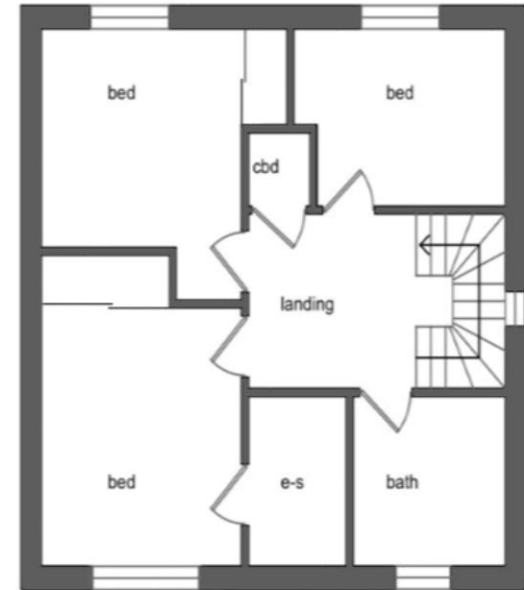
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	97	99
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Ground Floor Plan



First Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan, no responsibility is taken for any error, omission, or misstatement.

This plan is for illustrative purposes only.

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