



Sycamore Drive,
Offers Over £350,000

**** DETACHED HOUSE ** FOUR BEDROOMS ** ADJOINING OPEN FIELDS ** NO CHAIN ****
*** SOUGHT AFTER LOCATION * CUL-DE-SAC SETTING * GOOD SIZED LOUNG WITH DINING AREA ***
**** GARDENS, PARKING & GARAGE ** VIEWING HIGHLY RECOMMENDED ****

Offering fantastic family sized accommodation in a much sought after residential position is this delightful four bedroom modern detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises reception hall, large open lounge with dining area, fitted breakfast kitchen and cloakroom. Four first floor bedrooms and a white house bathroom.

To the outside there is ample parking to the front, attached garage to the side and a lawn and patio garden to the rear.

Viewing highly recommended!



Reception Hall

Radiator.

Cloaksroom

Low flush wc, pedestal wash basin and radiator.

Lounge / Dining Area

15'0" x 21'6" (4.57m" x 6.55m")

Coal effect electric fire with feature fireplace surround, two radiators and upvc bi-folds leading to rear garden.

Kitchen

8'11" x 15'1" (2.72m" x 4.60m")

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob, integrated fridge freezer, dishwasher, storage cupboard and radiator.

First Floor Landing

Bedroom One

11'8" x 12'5" (3.56m" x 3.78m")

Fitted wardrobes and radiator.

Bedroom Two

8'11" x 12'6" (2.72m" x 3.81m")

Radiator.

Bedroom Three

8'8" x 12'6" (2.64m" x 3.81m")

Radiator.

Bedroom Four

8'9" x 7'9" (2.67m" x 2.36m")

Radiator.

Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and part tiled.

Loft

Access via pull down ladder.

Exterior

Block paved driveway to the front leading to an attached garage together with an enclosed lawn and patio garden to rear, adjoining open fields.

Council Tax Band

D

Tenure

FREEHOLD.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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