



SYCAMORE WAY, PENKRIDGE



Ground Floor

Entrance Hallway

Enter the property via a composite/partly double glazed front door and having an obscured uPVC/double glazed window to the front aspect, ceiling spotlights, a central heating radiator, Kardean flooring, a carpeted, spindle stairway leading to the first floor and solid wooden doors opening to the lounge, the kitchen/diner and a storage cupboard.

Lounge

16' 6" x 10' 7" (5.03m x 3.22m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and a television aerial point.

Kitchen/Diner

9' 6" x 21' 6" (2.89m x 6.55m)

Being fitted with a range of wall, base and drawer units with laminate worksurface over and matching upstands and having a uPVC/double glazed window to the rear aspect, both ceiling spotlights and a ceiling light point, a central heating radiator, a composite, one and a half bowl sink with a mixer tap fitted and a drainer unit, an electric, double oven integrated in a tall cabinet, an induction hob with a stainless steel chimney style extraction unit over and a glass splashback behind, an integrated dishwasher, an integrated, upright fridge/freezer, Kardean flooring, solid wooden doors opening to the second reception room and the utility and uPVC/double glazed French doors to the rear aspect opening to the garden and having full-height uPVC/double glazed windows each side.

Utility

Being fitted with a wall and base unit with laminate worksurface over and matching upstands and having a uPVC/double glazed door to the rear aspect opening to the garden, a ceiling light point, a central heating radiator, plumbing for a washing machine, space for a tumble dryer, Kardean flooring, an extraction unit and a solid wooden door opening to the guest WC.

Reception Room

10' 2" x 9' 6" (3.10m x 2.89m)

Having ceiling spotlights, a central heating radiator and carpeted flooring.

Downstairs WC

Having a ceiling light point, a WC, a wash hand basin with a mixer tap fitted, a central heating radiator, an extraction unit and Kardean flooring.



First Floor

Landing

Having a ceiling light point, a central heating radiator, access to the loft space, an airing cupboard, an additional storage cupboard, carpeted flooring and solid wooden doors opening to the four bedrooms and the family bathroom.

Bedroom One

13' 5" x 10' 2" (4.09m x 3.10m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, fitted wardrobes with sliding mirror doors, carpeted flooring and a solid wooden door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the front aspect, ceiling spotlights, a chrome finished central heating towel rail, a WC, a wash-hand basin with mixer tap fitted and under-sink storage, Karndean flooring, an extraction unit and a shower cubicle with a thermostatic shower installed.

Bedroom Two

13' 2" x 9' 10" (4.01m x 2.99m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and a solid wooden door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the side aspect, ceiling spotlights, a central heating radiator, a WC, a wash-hand basin with mixer tap fitted, Karndean flooring, an extraction unit and a shower cubicle with an electric shower installed.

Bedroom Three

11' 0" x 10' 1" (3.35m x 3.07m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Bedroom Four

8' 4" x 9' 1" (2.54m x 2.77m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, a chrome-finished central heating towel rail, a WC, a wash-hand basin with a mixer tap fitted and under-sink storage, partly tiled walls, Antigua flooring, a shaver point and a bath with side-mounted mixer tap fitted which has a hand-held shower head.

Outside

Front

Having a tarmac driveway suitable for parking multiple vehicles and has lawns each side also having a storm porch, courtesy lighting, various shrubs and bushes, access to the front aspect of the garage/store and access to the rear of the property via a wooden side gate.

Garage/Store

Having power, lighting and an up and over door.

Rear

Having a patio dining area, a lawn which is retained by wooden sleepers, courtesy lighting, an electrical point, a cold-water tap, a wooden summerhouse, decorative gravel borders and access to the front of the property via a wooden side gate.



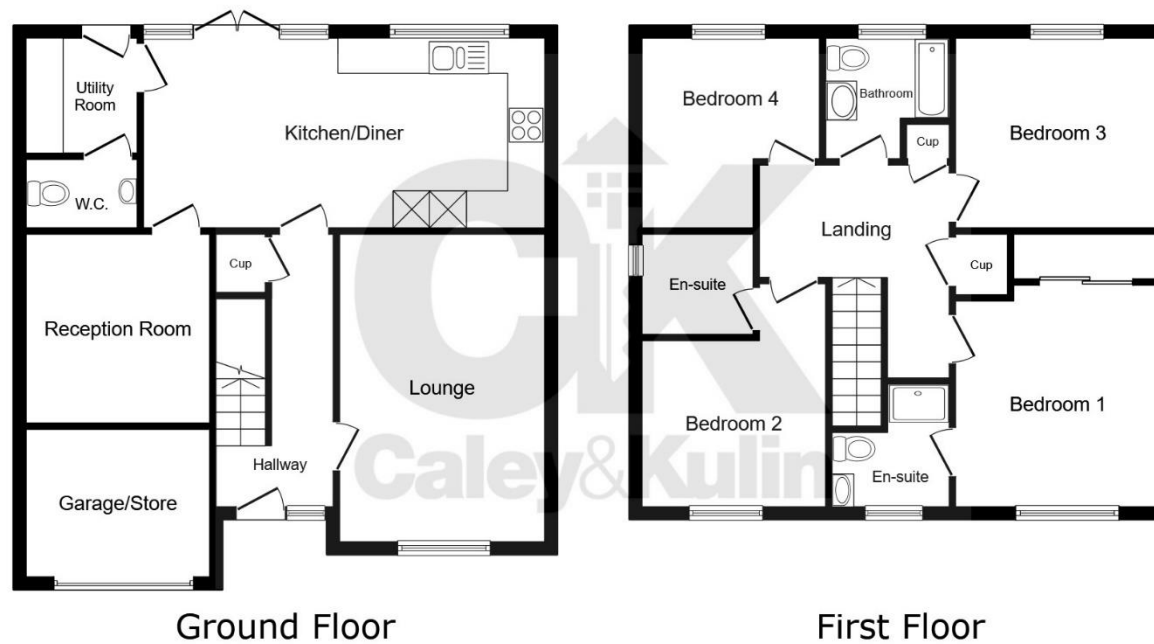








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