



Sycamore Drive, Torpoint

Guide price £240,000



Key Features

- THREE BED FAMILY HOME
- MODERN THROUGHOUT
- OPEN PLAN LIVING ROOM/DINER
- BEAUTIFUL KITCHEN
- EASY ACCESS TO TORPOINT FERRY
- CLOSE TO LOCAL AMENITIES
- EPC RATING D
- FREEHOLD
- COUNCIL TAX BAND B





Leading to the property via a pleasant front garden, you enter the property into the entrance hallway where you have access to the open-plan living room and stairs lead to the upstairs landing.

The open-plan living room is finished with tasteful decoration and a focal feature fireplace. The room flows into the dining area with a quirky exposed brick wall, access into the charming rear garden is via the dining room.

The kitchen is a credit to the current owners and has been renovated during their time here. It has been finished with matching blue/grey upper and base units and finished with an oak wooden effect worktop. Inset farmhouse style sink with mixer tap over. Integrated double oven and fridge/freezer.



Upstairs, bedroom one and two are double in size and bedroom three is a good-sized nursery/office room. Keeping with the theme of the house, all bedrooms have been finished with classy decoration.

Tiled to splash back areas, the family bathroom comprises of low-rise W/C, fitted bath with shower overhead and matching hand basin with pedestal and single hot and cold taps.

The property has been completed to a modern standard throughout and can be moved straight into. The property is heated by gas central heating via a Worcester boiler. UPVC windows throughout. Plenty of storage. Externally, the enclosed rear garden is easily maintainable, and garden furniture can be included by separate negotiation. There is a single garage located away from the property.

Tenure: Freehold. EPC rating: D. Council tax: B.

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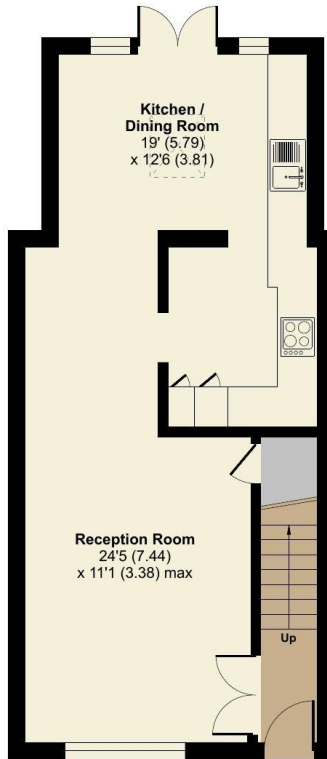


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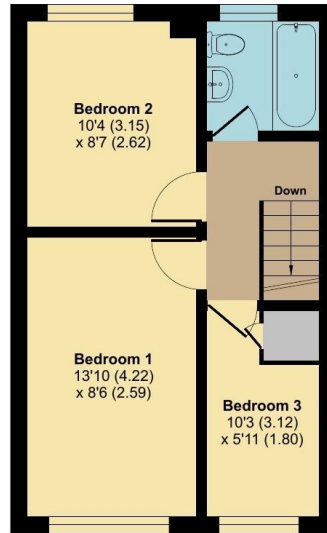
If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.







GROUND FLOOR



FIRST FLOOR

Sycamore Drive, Torpoint, PL11

Approximate Area = 849 sq ft / 78.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Northwood. REF: 1054868

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		