

DRAKES

ESTATE AGENTS



Sycamore Drive, Hollywood, B47 5QX

£750,000

- An Executive Detached Home
- Five Bedrooms
- Lounge & Separate Snug
- Spacious open-Plan Living Dining Kitchen
- Utility Room & Guest Cloakroom
- Luxurious Dressing Room
- Two Ensuite Shower Rooms
- Contemporary Bathroom
- Landscaped Rear Garden
- Integral Garage & Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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Reception Hall - 5.33m x 2.9m (17'6" x 9'6" max)

Snug to front - 5.18m x 2.64m (17'0" x 8'8")

Lounge to front - 6.5m x 3.53m (21'4" x 11'7")

Living/Dining Kitchen to rear - 6.48m x 4.24m (21'3" x 13'11")

Utility Room to rear - 4.34m x 1.57m (14'3" x 5'2")

Bedroom One to front - 4.85m x 3.61m (15'11" x 11'10")

Dressing Room to side - 2.41m x 4.85m (7'11" x 15'11") +fitted wardrobes

Ensuite to front - 2.95m x 1.7m (9'8" x 5'7")

Bedroom Two to rear - 4.29m x 2.57m (14'1" x 8'5")

Ensuite to side - 2.08m x 1.4m (6'10" x 4'7")

Bedroom Three to front - 3.58m x 3.07m (11'9" x 10'1") +fitted wardrobes

Bedroom Four to rear - 3.51m x 2.41m (11'6" x 7'11")

Bedroom Five to rear - 2.82m x 2.69m (9'3" x 8'10")

Bathroom to rear - 3.2m x 1.83m (10'6" x 6'0")

Garage - 5.54m x 2.18m (18'2" x 7'2")

Located within the prestigious and highly desirable Hollywood Grange Development, this five-bedroom detached residence exemplifies executive living. The thoughtfully designed accommodation features a welcoming porch, an elegant reception hall, a convenient guest cloakroom and a sophisticated lounge adorned with a striking inglenook fireplace and cozy log burner. The home further offers a comfortable snug, spacious open-plan living with a dining kitchen perfect for modern family life and a practical utility room. Upstairs, five generously proportioned bedrooms include a luxurious dressing room, two well-appointed ensuite shower rooms and a contemporary family bathroom. Outside, the property boasts a beautifully landscaped rear garden with a southerly aspect, ideal for relaxation and entertaining. Completing this impressive home is an integral garage and a substantial driveway, providing ample off-road parking for multiple vehicles.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL TAX BAND: G

EPC Rating: C

Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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