



**Sycamore Drive, Whitby Ellesmere Port CH66 2PN**



**welcome to**

**Sycamore Drive, Whitby Ellesmere Port**

Jones & Chapman are proud to present to the market this well presented four bedroom detached family home ideally located in the desirable residential area of Whitby. Call us today to arrange your viewing!



### Entrance Hall

Upon entering the property through the composite front door you will find laminate flooring and a radiator.

### Downstairs Toilet

The downstairs toilet has a UPVC double glazed window to the side aspect, a wash hand basin, WC, laminate flooring and partially tiled walls.

### Living Room

16' 9" plus bay x 15' 3" max ( 5.11m plus bay x 4.65m max )  
The living room features a UPVC double glazed bay window overlooking the front aspect, a small window overlooking the side aspect, a gas fire set within a marble heath, a double panel radiator and laminate flooring.

### Dining Room

10' 10" x 9' 7" ( 3.30m x 2.92m )  
The dining room opens to the conservatory with laminate flooring, a double panel radiator, grey decor and a door into the kitchen.

### Kitchen

10' 10" x 10' 9" ( 3.30m x 3.28m )  
The kitchen features a UPVC double glazed window overlooking the rear aspect, a range of white wall, base and drawer units, a sink and drainer, plumbing for a dishwasher, electric hob with electric oven and hood, a microwave, a wine cooler and inset spotlights.

### Sitting/Utility Room

15' 9" x 9' ( 4.80m x 2.74m )  
The utility room features UPVC French doors to the rear aspect, plumbing for a washing machine, a Glowworm boiler, a wine cooler, inset spotlights and laminate flooring.

### Conservatory

11' 2" x 11' ( 3.40m x 3.35m )  
The conservatory features UPVC double glazed windows to the sides and rear, UPVC double glazed French doors to the side leading to the garden, a

glass roof, a double panel radiator and laminate flooring.

### Inner Hall

The inner hall has laminate flooring with doors to the garage and the downstairs toilet.

### Landing

Access to the first floor landing via a carpeted staircase with a modern wooden and metal banister and loft access which is insulated.

### Bedroom One

13' 7" x 11' 10" ( 4.14m x 3.61m )  
The master bedroom features a UPVC double glazed window overlooking the front aspect, a single panel radiator, a grey fitted carpet, fitted wardrobes, over bed storage, drawers and a dressing table.

### Bedroom Two

12' 1" x 11' ( 3.68m x 3.35m )  
The second bedroom features a UPVC double glazed window overlooking the rear aspect, a fitted carpet and a radiator.

### Bedroom Three

9' 9" x 8' 8" ( 2.97m x 2.64m )  
The third bedroom features a UPVC double glazed window overlooking the front aspect, a fitted carpet and a radiator.

### Bedroom Four

8' 1" x 7' 1" ( 2.46m x 2.16m )  
The fourth bedroom features a UPVC double glazed window overlooking the rear aspect, a grey fitted carpet with grey decor and a radiator.

### Bathroom

8' 6" x 7' 9" ( 2.59m x 2.36m )  
The bathroom has a UPVC double glazed window to the side aspect, a four piece suite consisting of a bath, a shower cubicle, a wash hand basin and a WC, splash wall to the ceiling, a tall radiator, PVC paneling walls and vinyl flooring.

### Front Garden

The front offers off road parking for multiple vehicles.

### Rear Garden

The sunny rear garden is fenced for privacy, it is laid to lawn with mature trees, a block paved seating area and pathway, and a patio area.

### Garage

16' 1" x 8' 5" ( 4.90m x 2.57m )  
The garage has an electric door with power and lighting. It is sectioned off to another reception room.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focallagent.com



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## **Sycamore Drive, Whitby Ellesmere Port**

- Well Presented Detached Family Home
- Four Bedrooms & Family Bathroom
- Three Reception Rooms
- Downstairs WC & Conservatory
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers in excess of

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LSU108506 - 0006

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