



Sycamore Rise, Nottingham NG6 8ST

welcome to

Sycamore Rise, Nottingham

- Detached House
- Four Bedrooms with an En-Suite
- Cloakroom, Lounge, Dining Room & Kitchen
- Utility Room
- Conservatory

Tenure: Freehold EPC Rating: C

offers in the region of

£330,000

view this property online williamhbrown.co.uk/Property/BUL108974



Property Ref:

BUL108974 - 0006

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Entrance Hall

With uPVC door and window to the front aspect, carpet flooring, access to the staircase, an under-stair storage cupboard, a wall mounted radiator and doors leading to the cloakroom, lounge and kitchen.

Cloakroom

With uPVC privacy window to the side aspect, lino flooring, WC, wash basin and a wall mounted radiator.

Lounge

18' 5" x 13' (5.61m x 3.96m)

With uPVC window to the front aspect, carpet flooring, a traditional brick-built fireplace with gas fire, a spacious living room with ample room for a three piece suite, a wall mounted radiator and double frosted glass panelled doors leading to the dining room.

Dining Room

12' x 10' 5" (3.66m x 3.17m)

With uPVC sliding patio doors to the rear aspect leading to the conservatory, carpet flooring, a serving hatch to the kitchen, space for a dining table and chairs and a wall mounted radiator.

Conservatory

Half brick built with uPVC windows, uPVC double doors to the side aspect leading into the garden, tiled flooring and space for seating.

Kitchen

11' 10" x 10' 6" (3.61m x 3.20m)

With uPVC window to the rear aspect and a uPVC door to the side aspect leading to the utility room, fitted wall and base units, a wall mounted boiler, tiled splashbacks, mid-height double oven, a separate gas hob, sink, drainer and mixer tap and space for a washing machine and dishwasher.

Utility Room

10' 9" x 7' 3" (3.28m x 2.21m)

Half brick built with uPVC windows to the rear and side aspect, tiled flooring, space for a fridge freezer plus further appliances, uPVC door to the rear aspect leading to the garden and uPVC door to the garage.

Landing

With carpet flooring, access to the loft, a storage/airing cupboard and doors leading to all first floor accommodation.

Bedroom One

13' 3" x 12' 11" (4.04m x 3.94m)

Master bedroom with en-suite, uPVC window to the front aspect, a spacious double bedroom with carpet flooring and a wall mounted radiator

En-Suite

With uPVC privacy window to the side aspect, carpet flooring, tiled splashbacks, a panelled bath with a fitted electric shower above and a glass shower screen, WC and a pedestal wash basin.

Bedroom Two

16' x 9' 10" (4.88m x 3.00m)

With uPVC window to the front aspect, a spacious double bedroom with carpet flooring, a wall mounted radiator

Bedroom Three

13' 2" x 11' (4.01m x 3.35m)

With uPVC window to the rear aspect, a double bedroom with carpet flooring and a wall mounted radiator.

Bedroom Four

9' 6" x 7' 10" (2.90m x 2.39m)

With uPVC window to the front aspect, a single bedroom with carpet flooring and a wall mounted radiator.

Bathroom

With uPVC privacy window to the rear aspect, a panelled bath with tiled splashbacks, a separate double corner shower cubicle fitted with an electric shower, WC and a pedestal wash basin.



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