



- Superb Detached Family Home
- Built By Riva Construction In 2021
- Non-Estate Village Location
- 4 Double Bedrooms & 4 En-Suites
- Impressive 34'0 Kitchen, Living & Dining Room
- Large Driveway & Double Garage
- South-West Facing Open Aspect Rear Garden
- Viewing Highly Recommended!

Sycamore House, Abbey Road, Bardney, LN3 5XD,  
£600,000



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STUNNING DETACHED FAMILY HOME IN NON ESTATE VILLAGE LOCATION! Starkey&Brown is delighted to offer for sale this superbly appointed detached family home, which offers spacious living accommodation throughout, built by award winning local developer Riva Construction on 2021. The property is finished to the highest of standards to include stunning kitchen, high quality bathrooms, oak internal doors and underfloor heating to the ground floor.

Accommodation briefly comprises: Large reception hallway with bespoke central staircase, cloakroom, office, 16'3" sitting room with log burner fireplace, impressive 34' open plan kitchen dining and living area with large island unit, 13' family room with roof lantern and bi-folding doors leading to the rear garden and 12' laundry. To the first floor there is a surprisingly large landing area which offers suitable space for a study or reading area, and there are 4 double bedrooms, all of which have en-suites. The 22'10" master suite has a large walk in dressing room with fitted wardrobes and a luxury en-suite. The guest bedroom is similarly impressive and has a dressing room and 4 piece en-suite bathroom.

Outside the property has a substantial block paved driveway with space for several vehicles, double integral garage with remote control electric doors, and a fully enclosed, south west facing open aspect rear garden with large paved patio area. In the agents opinion viewing of this property is essential in order to fully appreciate the size and standard of accommodation being offered for sale.

Council tax band: E. Freehold.



## Reception Hallway

Having composite front entrance door, bespoke handmade central staircase, wood effect luxury vinyl flooring with underfloor heating and LED downlights.

## Ground Floor WC

Having low level WC, wash hand basin set in vanity unit with tiled splash backs, wood effect luxury vinyl flooring with underfloor heating and extractor.

## Office

12' 6" x 8' 0" (3.81m x 2.44m)

Having wood effect luxury vinyl flooring with underfloor heating and door leading into garage.

## Sitting Room

16' 3" x 13' 7" (4.95m x 4.14m)

Having feature contemporary style cast iron log burner fireplace with attractive stone hearth and surround, carpeted floor with underfloor heating.

## Dining & Living Area

30' 4" x 16' 2" (9.24m x 4.92m)

Having kitchen area with a range of matching wall and base units, larder unit, quartz work surfacing with matching upstands, large central island unit incorporating breakfast bar with USB power points and pendant lighting over, one and a half bowl stainless steel sink unit with mixer taps over, built-in eye level Neff oven with additional Neff microwave oven above, integral full height fridge, built-in wine cooler, integral dishwasher, wood effect vinyl flooring with underfloor heating, LED downlights and family room area with roof lantern and bi-fold doors overlooking the garden and beyond.

## Laundry

12' 0" x 8' 10" (3.65m x 2.69m)

Having single drainer stainless steel sink unit with mixer taps over and base unit beneath, 3 matching larder units, plumbing for washing machine, space for tumble dryer, space for freezer, luxury vinyl flooring with underfloor heating, extractor and PCV door to side.

## First Floor Landing

Being surprisingly spacious and offering suitable space a study or reading area, large window with view to rear, large airing cupboard housing hot water cylinder and shelving for linen.

## Master Bedroom

19' 6" x 16' 4" (5.94m x 4.97m)

Having quality fitted wardrobes with matching chest of drawers, 2 radiators, LED downlights and 2 Velux windows to side.

## En-Suite

Having luxury 4 piece suite comprising panelled bath with central mixer taps over, double tiled shower cubicle with mains fed rainfall shower, additional hand held shower and sliding glass shower door, wash hand basin set in vanity unit, low level WC, attractive ceramic tiled floor, heated towel rail, fully tiled walls, LED downlights and extractor.

## Bedroom 2

22' 10" x 12' 8" (6.95m x 3.86m)

Having large walk-in wardrobe/dressing room area with quality fitted wardrobes, radiator and window with views to rear.

## En-Suite

Having luxury 4 piece suite comprising double shower tiled cubicle with mains fed rainfall shower, additional hand held shower and sliding glass shower door, twin wash hand basins set in vanity unit, low level WC, wood effect ceramic tiled floor, heated towel rail, fully tiled walls, LED mirror, LED downlights and extractor.

## Bedroom 3

12' 8" x 12' 0" min (3.86m x 3.65m)

Having radiator and window with views to rear.

## En-Suite

Having 3 piece suite comprising double tiled shower cubicle with mains fed rainfall shower, additional hand held shower and sliding glass shower door, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, heated towel rail, fully tiled walls, LED mirror, LED downlights and extractor.

## Bedroom 4

12' 8" x 12' 0" min (3.86m x 3.65m)

Having 2 radiators.

## En-Suite

Having 3 piece suite comprising double tiled shower cubicle with mains fed rainfall shower, additional hand held shower and sliding glass shower door, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, heated towel rail, fully tiled walls, LED mirror, LED downlights and extractor.

## Outside Front

The property offers a generous frontage and comprises a lawned garden with Sycamore tree, block paved driveway with space for several vehicles, additional gravelled driveway suitable for caravan or motorhome, outside lighting, paths at both sides leading to rear garden.

## Double Garage

19' 8" x 16' 5" (5.99m x 5.00m)

Having twin remote control roller shutter doors, power and light, Viessmann central heating boiler, fitted base unit with work surfacing over and door leading into office.

## Outside Rear

To the rear of the property there is a fully enclosed south-west facing open aspect garden comprising lawn with large paved patio area and outside lighting.







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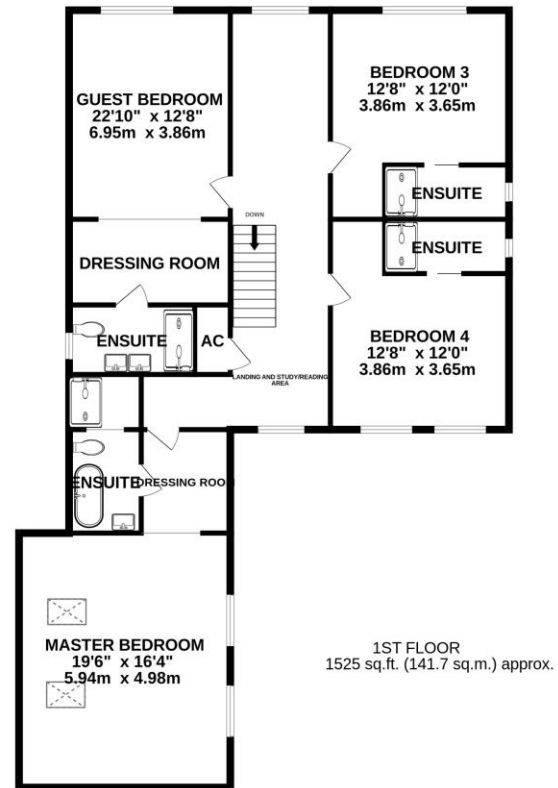
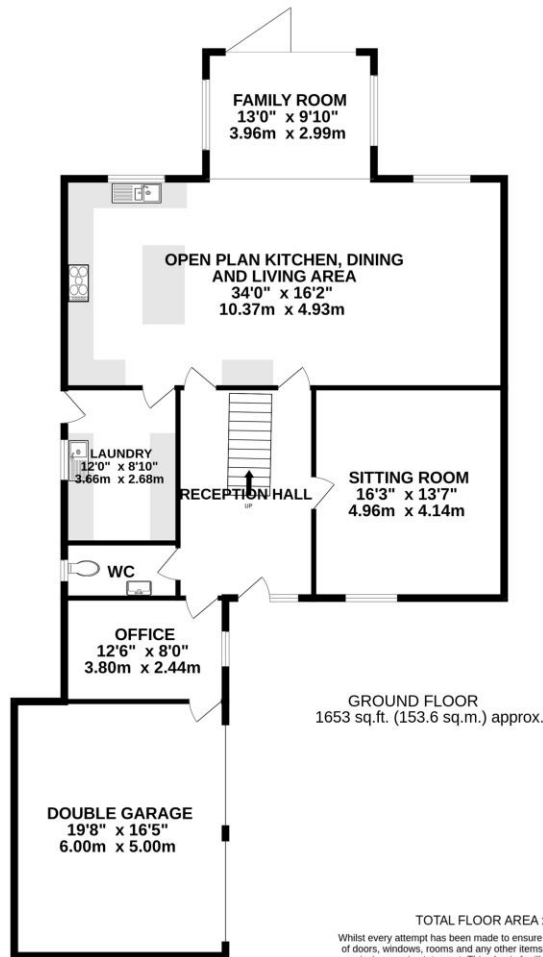


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TOTAL FLOOR AREA: 3178 sq.ft. (295.3 sq.m.) approx.

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