



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Sycamore Drive, Blackburn, BB2 5GW

### £425,000

A WONDERFUL FOUR-BED FAMILY HOME

Nestled in the charming Sycamore Drive of Blackburn, this exquisite four-bedroom house is a true gem waiting to be discovered. Crafted with meticulous attention to detail and built to the highest standards, this property offers a perfect blend of comfort and style.

One of the standout features of this home is the ample off-road parking, ensuring convenience for you and your guests. Imagine coming home to the breathtaking views that stretch as far as Preston, offering a picturesque backdrop to your everyday life.

Whether you're a growing family in need of space to flourish or someone who appreciates quality craftsmanship, this property caters to all. Don't miss the opportunity to make this house your home and create lasting memories in this idyllic setting.

# Sycamore Drive, Blackburn, BB2 5GW

£425,000



- Tenure Freehold
- Off Road Parking With Drive And Access To Garage
- Contemporary Fitted Kitchen/Open Plan Living Space/Dining Area
- Easy Access To Major Commuter Routes
- Council Tax Band E
- Spacious Detached Property
- Ideal Family Home Ready To Move Into
- EPC Rating B
- Four Bedrooms
- Enclosed Ample Space Laid to Lawn Rear Garden

## Ground Floor

### Entrance

Composite door with UPVC double glazed frosted glass window to the side.

### Hall

Central heating radiator, oak doors to garage, reception room, WC, kitchen/open living space/dining area, under stairs storage, stairs to first floor and tiled floor.

### Reception Room

UPVC double glazed window, central heating radiator and television point.

### WC

Central heating radiator, pedestal wash basin with mixer tap, dual flush WC and tiled floor.

### Kitchen/Open Plan Living/Dining Area

Two UPVC double glazed windows, UPVC double glazed French doors to rear garden, central heating radiator, door to utility room, range of wall and base units, laminate work surface, resin one and a half sink and drainer with mixer tap, five ring induction hob, extractor fan, two integrated ovens, integrated fridge freezer, integrated dishwasher and wine cooler, spotlights, smoke alarm, television point and tiled floor.

### Utility Room

Range of wall and base units, laminate work surface, resin sink with mixer tap, integrated washing machine, extractor fan and tiled floor.

## First Floor

### Landing

Central heating radiator, oak doors to four bedrooms, bathroom, airing cupboard, loft access and smoke alarm.

### Bedroom One

UPVC double glazed window, central heating radiator, fitted wardrobes, LED spotlights and door to en suite.

### En Suite

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosure with rinse head, tiled elevation and tiled floor.

### Bedroom Two

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

### En Suite

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosure with rinse head part tiled elevation and tiled floor.

### Bedroom Three

UPVC double glazed window, central heating radiator and fitted wardrobes.

## Bedroom Four

UPVC double glazed window and central heating radiator.

## Bathroom

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, direct feed rainfall shower enclosure with rinse head, part tiled elevation, LED spotlights, extractor fan and tiled floor.

## External

### Front

Block paved driveway, laid to lawn garden, bark chipping flower beds, stone chip borders, up and over garage door and access to the side of the property to the rear garden.

### Rear

Paved patio, laid to lawn garden, stone chipping borders, and access to side of property.

