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30 Sycamore Drive, Wesham



Guide Price £208,000

30 Sycamore Drive, Wesham, Preston, PR4 3FG

A modern family sized end town house offering flexible living accommodation as follows. French doors lead off the dining kitchen to a large decking area, summerhouse for gym or office use. The home is arranged over three floors and provides a potential 5th bedroom/ lounge, family bathroom and master bedroom en suite. The garage has been converted into an extra lounge/cinema room and still providing ample storage. UNFURNISHED/NO SMOKERS.

END TOWN HOUSE | MODERN | SPACIOUS | EN-SUITE | CINEMA ROOM

ENTRANCE HALL

Double glazed door and window. Quality hard flooring.

LOUNGE/CINEMA ROOM

12' 7" x 8' 9" (3.86m x 2.67m) Quality hard floor.

KITCHEN/DINING ROOM

15' 8" x 11' 6" (4.78m x 3.51m) Fitted wall and base units. Plumbed for washing machine. Double glazed window and french doors leading to garden. Plumbed for dishwasher. Integrated oven, hob and extractor hood. Central heating radiator. Part tiled. Open plan to lounge. One and a half bowl stainless steel sink unit and mixer tap. Quality hard flooring.

DOWNSTAIRS WC

Pedestal hand basin. Central heating radiator. Double glazed window. Part tiled.

FIRST FLOOR STAIRS AND LANDING

Spindled staircase and balustrade. Two double glazed

windows. Central heating radiator.

FIRST FLOOR LOUNGE/BEDROOM

15' 10" x 11' 01" (4.83m x 3.38m) Double glazed. Double glazed french doors to juliet balcony. Double glazed window. Central heating radiator.

BATHROOM

Bath. WC. Pedestal hand basin. Central heating radiator. Part tiled. Mixer shower and screen.

BEDROOM ONE

12' 9" x 9' 6" (3.9m x 2.9m) Double glazed window. Central heating radiator.

SECOND FLOOR STAIRS AND LANDING

Spindled staircase and balustrade. Central heating radiator. Loft access.

BEDROOM TWO

15' 2" x 9' 6" (4.62m x 2.9m) Double glazed window. Central heating radiator.



ENSUITE

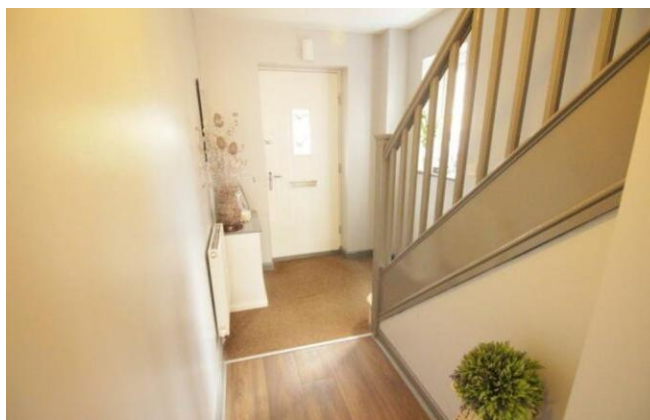
Shower cubicle. WC. Vanity hand basin. Double glazed window. Central heating radiator.

BEDROOM THREE

10' 7" x 9' 8" (3.23m x 2.95m) Two double glazed velux windows. Central heating radiator.

BEDROOM FOUR

7' 6" x 6' 7" (2.29m x 2.01m) Two double glazed velux windows. Central heating radiator.



GARDENS

Two car driveway to the front with integral store room.

Side access to property.

Stunning rear garden with large decking area and artificial grass area with fixed seating with internal storage. A large summer house with power and lighting with many uses including gym/office. BBQ area