



6 SYCAMORE CLOSE
KING'S CLIFFE | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

6 SYCAMORE CLOSE | KING'S CLIFFE | PE8 6X

A modern, detached house with three bedrooms, garage and south-facing garden,
in a tranquil cul de sac setting, overlooking a paddock.

Hall | Living Room | Dining Kitchen | Cloakroom

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Landing | Master Bedroom with Ensuite Shower / WC | Two Further Bedrooms | Bathroom

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Garage | Carport | Parking | South-facing Rear Garden | Views Over Paddock



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12 Market Place, Oundle, PE8 4BQ

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The Property

This modern detached house was built by Charles Church. It sits well along a small and tranquil cul de sac, over-looking a paddock, on the edge of this popular development. The accommodation is well-appointed with gas central heating and double-glazed doors and windows. The front door opens to the spacious hall, which has the guest cloakroom to one end. The living room to the left, enjoys a dual aspect, with a view over the paddock to the front, and French doors opening to the garden, at the rear.

The kitchen / dining room also enjoys a dual aspect, with a similar outlook. The dining area has plenty of space for family or formal mealtimes. The kitchen area is fitted with a range of wall and base units with worksurfaces with inset sink. The electric oven has a gas hob above, with an extractor over. There is space and plumbing for a dishwasher and a fridge / freezer. Space and plumbing beneath the stairs for washing machine. French doors open to the garden.

Stairs lead from the hall to this first-floor landing. There are doors off to each of the three bedrooms. The principal bedroom has built-in wardrobes. Adjacent is the ensuite shower room / WC. The remaining bedrooms have use of the family bathroom, which has wash basin, WC and panelled bath with shower above.

Outside, there is a small front garden with shrubs either side of the front path which leads to the main door. To the side of the house is a carport over the drive. There is parking for two vehicles and an EV charging point is installed. The garage is at the end of the drive and provides an additional parking space.

Gated access leads into the rear garden, where there is a patio spanning the back of the house, accessible from both the dining area and the living room. A path leads down the side to the personnel door leading in to the garage. There are shrub beds to the other side of the garden and along the rear boundary. A terrace is set to one corner to capture the sun throughout the day and into the evening. The garden is south-facing and enclosed by timber fencing.

Services	Council Tax	EPC	Tenure
All mains services connected Gas-fired central heating.	Band D	Band C	Freehold, with vacant possession

Viewings

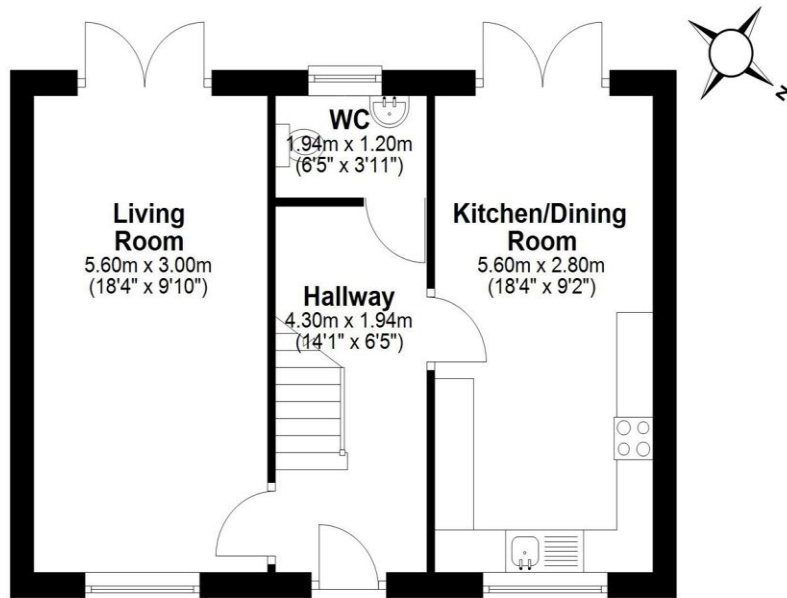
A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 info@woodfordandco.com



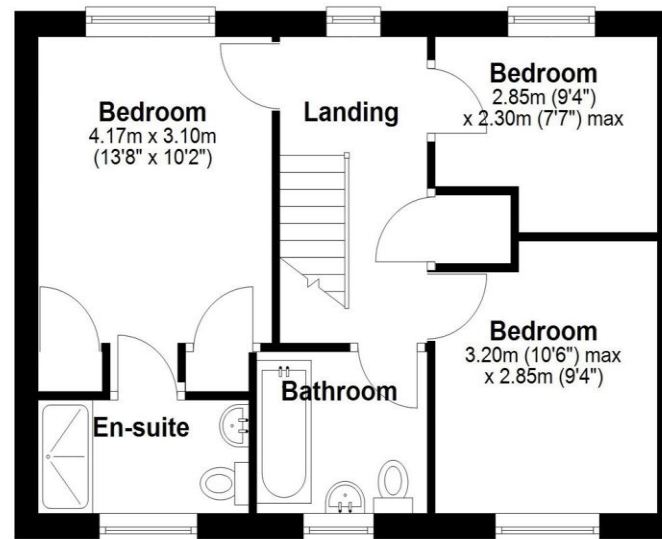




Ground Floor



First Floor



Total Approx Gross Internal Floor Area = 90 sq/m (961 sq/ft)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



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