



Sycamore Close , Barnetby



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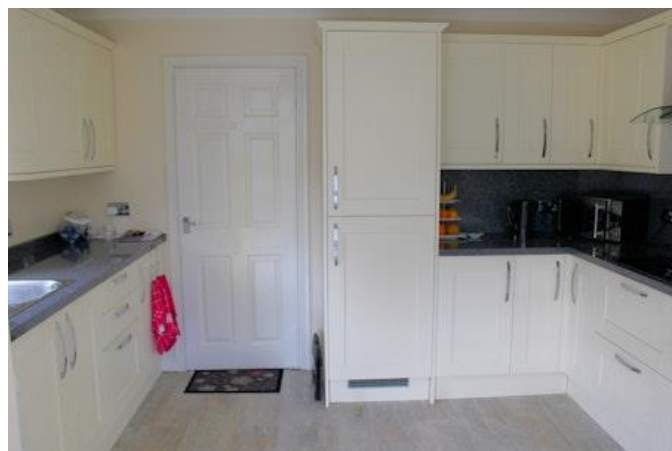
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£170,000



Key Features

- DISCREET LOCATION
- ENCLOSED WEST GARDEN
- GARDEN ROOM
- STYLISH BATHROOM
- 2 CAR PARKING.
- COUNCIL TAX BAND A
- EPC RATING C
- Freehold





Discreetly situated in a popular residential area this well presented semi detached home offers stylish 2 bedroom accommodation with enclosed, west facing rear gardens. In addition to the forward facing lounge the well appointed modern kitchen opens to a double glazed garden room with solid roof - an ideal all year round entertaining space. The bedrooms are served by a fully tiled bathroom with over bath shower. Guests are catered for by the 2 car reception parking.

An excellent first home in established residential area.

ENTRANCE

A composite door opens to the entrance hall with coving and door to lounge.

CLOAK ROOM

Appointed with a suite in white with close coupled wc, wall mounted wash hand basin and radiator.

LOUNGE 5.12m x 3.7m (16'10" x 12'1")

A generous forward facing room centred on the brick built fireplace with raised hearth and gas point. The room also includes a radiator, coving and spindle balustraded stair to the first floor with cupboard under.

KITCHEN 3.66m x 2.67m (12'0" x 8'10")

Forming part of the undoubted social heart of the home and stylishly appointed with a range of crisp white fronted units with contrasting sparkle tops and including a stainless steel sink with 4 cupboards under, space and plumbing for an automatic washing machine, built in fridge and freezer, a further 5 base units and 8 units at eye level, inset induction hob, double oven with storage over and under, spot lighting and squared arch to

GARDEN ROOM 2.88m x 2.28m (9'5" x 7'6")

A beautifully lit west facing room enjoying garden views and comprising of double glazed windows over brick plinths with

solid roof, 2 radiators, spot lighting, wall mounted gas fired combination boiler and french doors to the side.

LANDING

Spindle balustrade rail, linen cupboard and access to the roof space.

BEDROOM 1 3.67m x 2.7m (12'0" x 8'11")

A forward facing double room with leaded Pvcu window and radiator. (maximum measurements.)

BEDROOM 2 3.67m x 2.65m (12'0" x 8'8")

A further double room with views to the garden and Pvcu double glazed window and radiator.

BATHROOM

A fully tiled room appointed with a suite in white to include a P shaped shower bath with mains shower and curving screen, pedestal wash hand basin, close coupled wc, chrome radiator, extractor fan and gret gloss tiled floor.

OUTSIDE

The property is situated at the end of a private drive and is fronted a gravel topped garden with inset low shrubs and ornamental tree. There is reception parking for 2 cars and a high gate leads to the enclosed rear gardens which feature a neat lawn area with borders, flagged walkways and patio. a timber garden shed completes the home.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective





purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

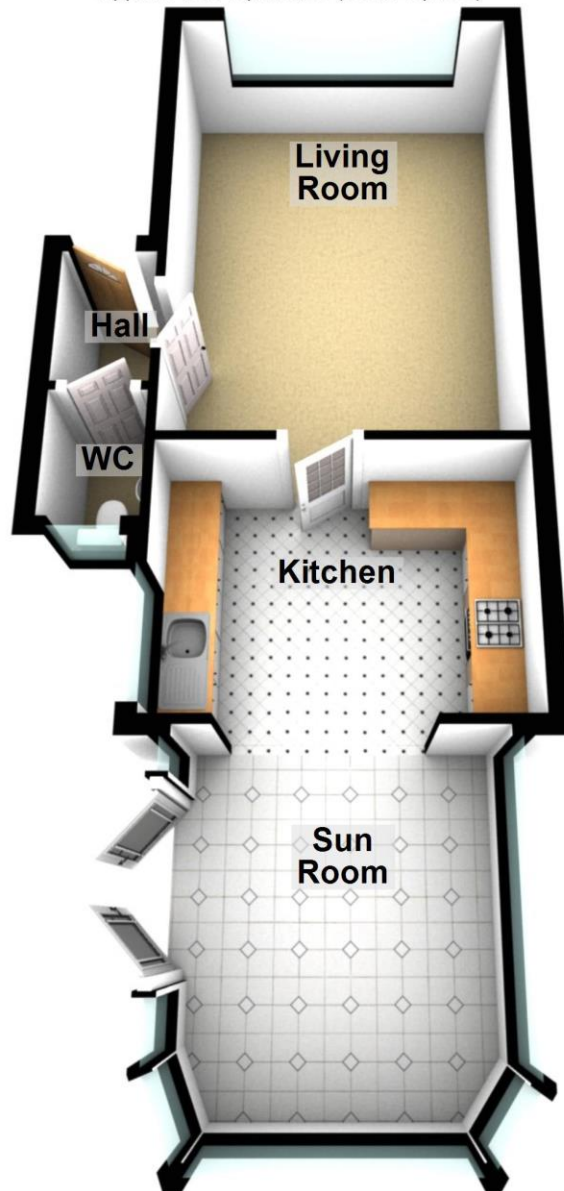
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





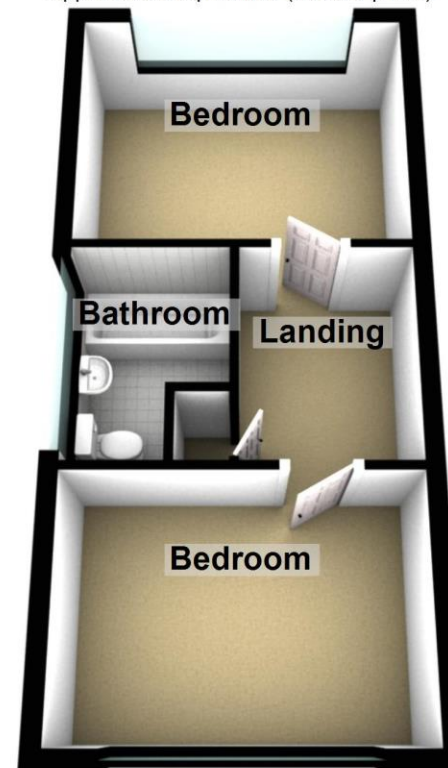
Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



Total area: approx. 70.5 sq. metres (758.5 sq. feet)

