



## 7 SYCAMORE DRIVE BLACKBURN, BB2 5GW

**£375,000**  
**FREEHOLD**

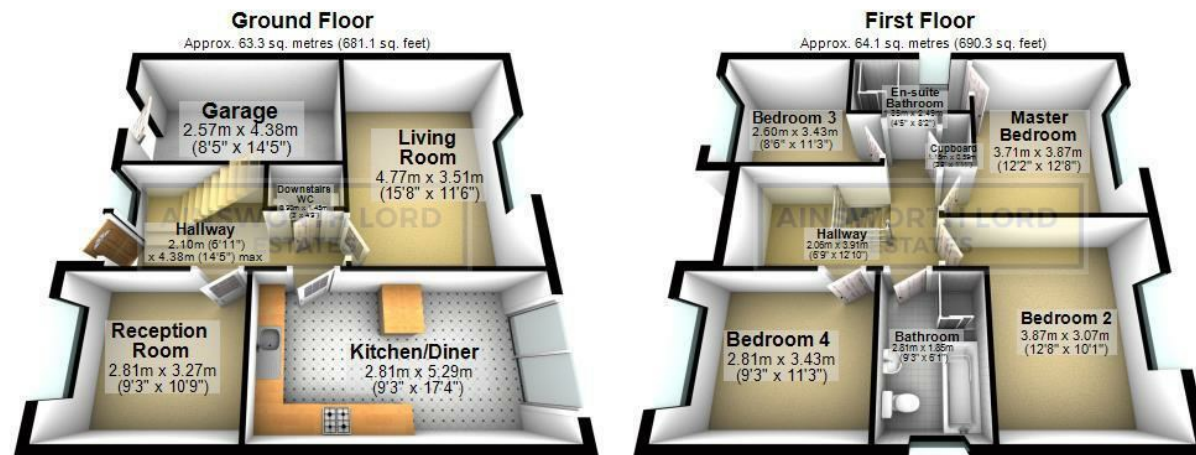
Welcome to Sycamore Drive, Blackburn - a stunning location for this beautiful 4-bedroom detached home. This property boasts not one, but two gorgeous lounges, perfect for entertaining guests or simply relaxing with your family. The amazing fitted kitchen with dining area is a chef's dream, offering both functionality and style.

As you explore this charming home, you'll be delighted to find a total of four bedrooms, providing ample space for a growing family or visiting guests. The gorgeous bathrooms add a touch of luxury to your daily routine, making you feel like you're in a spa retreat every day.

Situated on a corner plot, this property offers a garden that is truly to die for - perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends. The double driveway and garage provide convenient parking options for you and your visitors, ensuring that you never have to worry about finding a spot.

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Total area: approx. 127.4 sq. metres (1371.4 sq. feet)

\*For illustrative purpose only\*  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 93        |
| (81-91) B                                   | 83                      |           |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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