

SIMPLY STUNNING THREE BEDROOM SPACIOUS HOUSE ON SYCAMORE GROVE IN CANTLEY WHICH IS MOVE IN READY. A deceptively spacious home that offers a modern stylish look throughout, with beautiful kitchen and bathroom fittings, you will not be disappointed when you view this delightful mid-terraced house. A popular family location within easy reach of both primary and secondary schools, it is sure to be a popular one with purchasers. The house briefly comprises of entrance hallway, lounge, kitchen, WC, study, stairs to the first floor landing, three beautiful bedrooms, bathroom, off street parking for two cars, rear garden with storage outbuilding and pond. SPOILT FOR SPACE IN THIS HOME.

ENTRANCE HALL

5' 5" x 11' 1" (1.66m x 3.38m) This beautiful house is accessed via the front facing double glazed frosted door to the hallway, side facing double glazed frosted window, two front facing double glazed frosted windows, vertical modern radiator, laminate flooring, dado rail, coving to the ceiling and stairs to the first floor landing.

WC

6' 4" x 3' 2" (1.94m x 0.99m) Benefitting from a low flush WC with feature tiled wall behind, wash hand basin within a vanity unit, heated towel radiator, sensor spotlights, laminate flooring and an LED mirror.

STUDY

4' 4" x 6' 11" (1.33m x 2.11m max) Perfect office space to the front with fitted desk, fitted storage cupboards, sensor spotlights, fitted tumble dryer, laminate flooring, radiator and front facing double glazed window.

LOUNGE

11' 5" x 17' 10" (3.49m x 5.44m) Beautiful reception room with feature coal effect gas fire, decorative fire surround, two radiators, coving, satellite connection point, front facing double glazed window, with electric blind fitted and rear facing double glazed sliding doors to the patio.

KITCHEN

13' 3" x 9' 3" (4.04m x 2.84m) Superb kitchen with a range of modern fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink, four ring induction hob, matching black splash back with motion sensor extractor hood above, double electric oven, integrated washing machine, integrated dishwasher, American style fridge/freezer included and plumbed in for water/ice, matching splash backs, under cupboard lighting, laminate



flooring, rear facing double glazed window, rear facing double glazed door to the patio, sensor spotlights, coving and open access to the entrance hallway.

STAIRS

Leading from the hallway to the first floor landing.

LANDING

10' 10" x 5' 7" (3.31m x 1.71m) Providing access to all bedrooms/bathroom, airing cupboard, rear facing double glazed window with electric blind, radiator, loft access point







with drop down ladder. Please note the loft has been converted to a useful space and benefits from power down lights, radiator and two rear facing double glazed Velux windows.

BEDROOM

10' 0" x 12' 0" (3.07m x 3.66m) Beautiful double bedroom with front facing double glazed window, electric blind, spotlights, coving, radiator and fitted sliding wardrobes.

BEDROOM

11' 7" x 9' 0" (3.55m x 2.76m) Further spacious double bedroom with fitted sliding wardrobes, coving, radiator and front facing double glazed window.

BEDROOM

7' 2" x 8' 7" (2.19m x 2.62m) Another spacious third bedroom with rear facing double glazed window, radiator, spotlights and coving to the ceiling.

BATHROOM

6' 6" x 5' 6" (2.00m x 1.68m) L-shaped bathroom with P-shaped bath, glass shower screen mounted above, dual shower head, LED mirror, wash hand basin, low flush WC, spotlights, heated towel radiator, tiled walls, tiled flooring and rear facing double glazed frosted window.

FRONT DRIVEWAY/GARDEN

Wall enclosure with two front separate double gates allowing access for two cars with off street parking in front of the house on the paved driveway, hedge to one side and single gate at the front in the centre. Please note an electric car charging point is wall mounted at the front.

REAR GARDEN & OUTBUILDING

Block paved patio area with raised pond and open pergola above, garden benefits from a second pergola attached to the rear of the property with poly carbonate roof panels and storage units with work surface, fence enclosed, outbuilding for storage with front/rear access doors, water supply, power and lighting. Rear access is via a shared area.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

CENTRAL HEATING SYSTEM: GAS FIRED

COMBINATION BOILER

LAST SERVICE: DECEMBER 2024

SERVICES: MAINS

GAS METER LOCATION: FRONT OF HOUSE

ELECTRIC METER LOCATION: KITCHEN

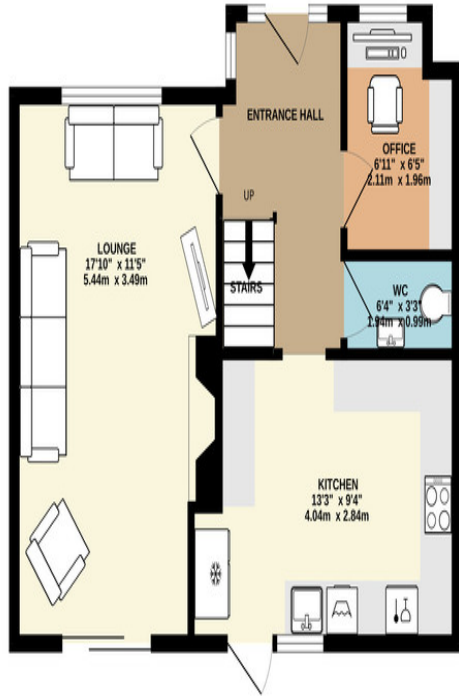
WATER METER: NONE

GARDEN FACES: SOUTH-WEST

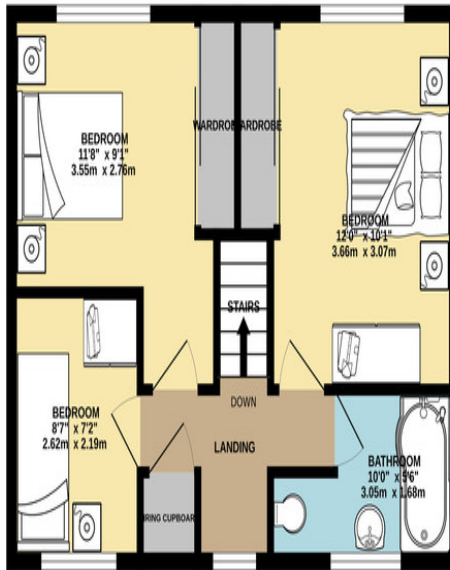
LOFT SPACE: FULLY BOARDED.



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq.ft. (83.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		