



**51 Sycamore Drive, Auckley, DN9 3EU**  
Offers In Excess Of £150,000 Freehold

  
**MARTIN&CO**

## Sycamore Drive, Auckley

3 Bedrooms, 1 Bathroom

Offers In Excess Of £150,000

- Available chain free.
- New carpets.
- Large rear garden.
- Allocated parking.
- Conservatory.
- Good schools close by.
- Within walking distance of local amenities.

A three-bedroom mid-terraced home situated in the highly sought-after village of Auckley. Offering generous living space and a convenient location close to local amenities, schools and transport links, this property is ideal for first-time buyers, young families or those looking to downsize.

With a large, enclosed rear garden which would be perfect for relaxing during the summer months this home has been

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redecorated and newly carpets. Open plan kitchen and lounge diner. Separate conservatory. Three bedrooms. Family Bathroom.

**KITCHEN 7' 5" x 11' 3" (2.26m x 3.43m)** This generously sized kitchen offers fantastic potential for buyers looking to personalise a space to their own taste. Benefiting from a bright, open-plan layout, the room features extensive worktop areas, a central breakfast bar, and ample storage with both base and wall units in a light wood finish. The kitchen is partially fitted, with some units requiring completion, making it an ideal project for those wanting to create a bespoke cooking and dining environment. A stainless-steel extractor hood is already installed, and the layout allows for easy integration of appliances. This space represents an excellent opportunity to add value and design a modern, functional kitchen tailored to your needs.

**LIVING AREA 10' 2" x 24' 8" (3.1m x 7.52m)** This generous open-plan living space offers a light and

inviting environment, perfect for modern family living. Finished with stylish wood-effect flooring and crisp white walls. Large internal double doors open directly into a charming conservatory, flooding the space with natural light and providing seamless indoor-outdoor flow-ideal for dining, relaxing, or entertaining. With its open connection to the kitchen area and its expansive layout, this living space serves as a fantastic central hub of the home, ready to be personalised to suit your lifestyle.

**SUNROOM 12' 1" x 9' 8" (3.68m x 2.95m)** Bright conservatory with white walls and tiled flooring, offering a clean, low-maintenance space that opens directly onto the rear garden. Suitable for use as a dining area, sitting room, or additional living space.

**BEDROOM 11' 11" x 11' 2" (3.63m x 3.4m)** A double bedroom newly decorated featuring new carpets, and built-in storage situated on the first floor.

**BEDROOM 9' 0" x 11' 5" (2.74m x 3.48m)** A second

double bedroom newly decorated featuring new carpets situated on the first floor.

**BEDROOM 8' 11" x 8' 6" (2.72m x 2.59m)** A single bedroom newly decorated featuring new carpets situated on the first floor.

**BATHROOM 5' 11" x 9' 1" (1.8m x 2.77m)** A family bathroom fitted with a white three piece suite and over bath shower situated on the first floor.

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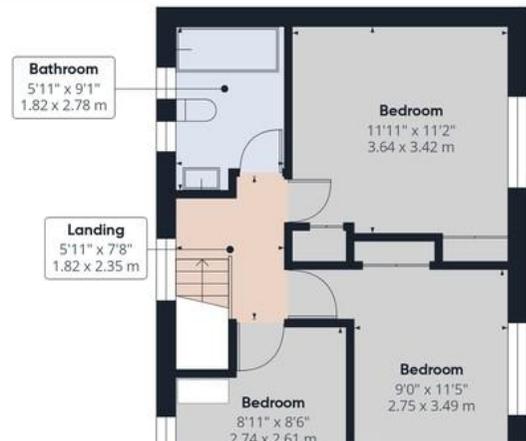
buy.







Ground Floor



Approximate total area<sup>(1)</sup>  
 994 ft<sup>2</sup>  
 92.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
 3C standard. Measurements are

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