



Sycamore Drive, Blackburn, BB2 5GW

Offers over £369,950

Welcome to Sycamore Drive, the perfect family home! Built in 2021 and spanning an impressive 1,249 square feet, this beautiful home occupies a desirable corner plot, offering an abundance of space both inside and out.

The property boasts four well-proportioned bedrooms, making it ideal for families or those seeking extra room for guests or a home office. The two inviting reception rooms offer versatile spaces for relaxation and entertainment, ensuring that there is plenty of room for everyone to enjoy. Additionally, the convenience of an ensuite bathroom and a downstairs WC enhances the practicality of this lovely home.

Venture outside to discover a garden that is nothing short of tranquil. This outdoor space perfect for enjoying sunny afternoons or outside activities with family and friends. With the added bonus of a summer house, this really is the perfect outdoor area. To the front of this beautiful home you will find a large driveway that leads to a garage, providing secure parking and additional storage options.

Situated in a good catchment area, this home is perfect for families with children, as it is close to reputable schools. Furthermore, the property is conveniently located near a variety of amenities and major motorways, making commuting and daily errands a breeze.

In summary, this exceptional four-bedroom detached house on Sycamore Drive is a wonderful opportunity for those seeking a modern, spacious, and well-located family home. Do not miss the chance to make this beautiful property your own.

External



This beautiful home on Sycamore Drive occupies a corner plot offering an abundance of space both inside and out.



Entrance Hall



Upon entering, you are welcomed by a generous hallway that provides an insight into the home's remarkable design. The entrance hall benefits from a composite front door, tasteful decoration and laminate flooring.

Reception Room One 10'9" x 9'1" (3.28m x 2.78m)



This reception room boasts three double-glazed windows that allow for an abundance of natural light. It features a gas central heating radiator and a ceiling light fixture, ensuring a comfortable atmosphere. The carpeted flooring enhances the room's overall warmth and inviting feel.

Reception Room Two 11'5" x 15'7" (3.49m x 4.75m)



The main lounge is filled with natural light from expansive patio doors that provide a view of the garden. Its spacious design makes it an ideal space for relaxation with family. The room features a gas central heating radiator and a ceiling light fixture along with carpeted flooring.



experience, whether for everyday meals or elegant gatherings. Adjacent to the kitchen, a spacious dining area opens effortlessly to the garden through patio doors, creating a perfect setting for both casual dining and entertaining guests.



Kitchen 17'3" x 9'1" (5.27m x 2.78m)



The kitchen is a true paradise for any culinary enthusiast. Its exquisite design seamlessly merges functionality with sophistication. With sleek cabinetry, top-of-the-line appliances, and generous counter space, it transforms cooking into a delightful





Downstairs WC



The downstairs WC features a partially tiled design with contrasting decor and is equipped with a wall-mounted sink, WC and a gas central heating radiator.



Hallway



Spacious hallway providing access to all four bedrooms and bathrooms.

Master Bedroom 12'11" x 12'0" (3.94m x 3.66m)



The master suite serves as a serene retreat, featuring an en-suite bathroom equipped with contemporary fixtures and elegant finishes. The bedroom is enhanced by double-glazed windows that provide abundant natural light, along with a gas central heating radiator light fittings, and fitted carpets.



Ensuite



This bathroom is truly exceptional, elevating your everyday experience with a sense of luxury. It boasts a mains fed shower featuring a mixer shower overhead that provides a sumptuous rainfall effect, along with a separate handheld shower, wall mounted vanity unit and WC. The design includes partially tiled walls, fully tiled flooring all contributing to a sophisticated atmosphere.



Bedroom Two 12'11" x 12'7" (3.94m x 3.86m)



A spacious second bedroom includes a double-glazed window, a gas central heating radiator, ceiling light fixture and grey fitted carpet.

Bedroom Three 11'7" x 9'1" (3.54m x 2.78m)



The third bedroom includes a double-glazed window , a gas central heating radiator, ceiling light fixture and grey fitted carpet.

Bedroom Four 11'6" x 8'2" (3.51m x 2.50m)



Bedroom four includes a double-glazed window , a gas central heating radiator, ceiling light fixture and grey fitted carpet.

Family Bathroom 6'2" x 9'2" (1.90m x 2.8m)



The bathroom is designed with a UPVC double-glazed frosted window that provides privacy while allowing natural light to enter. It features a separate shower and an enclosed bath, along with a sleek

wall-mounted vanity unit sink, which is enhanced by an extractor fan for effective ventilation. Tiled elevations add to the visual appeal, complemented by a ceiling light and tiled flooring that together create a modern and functional environment.



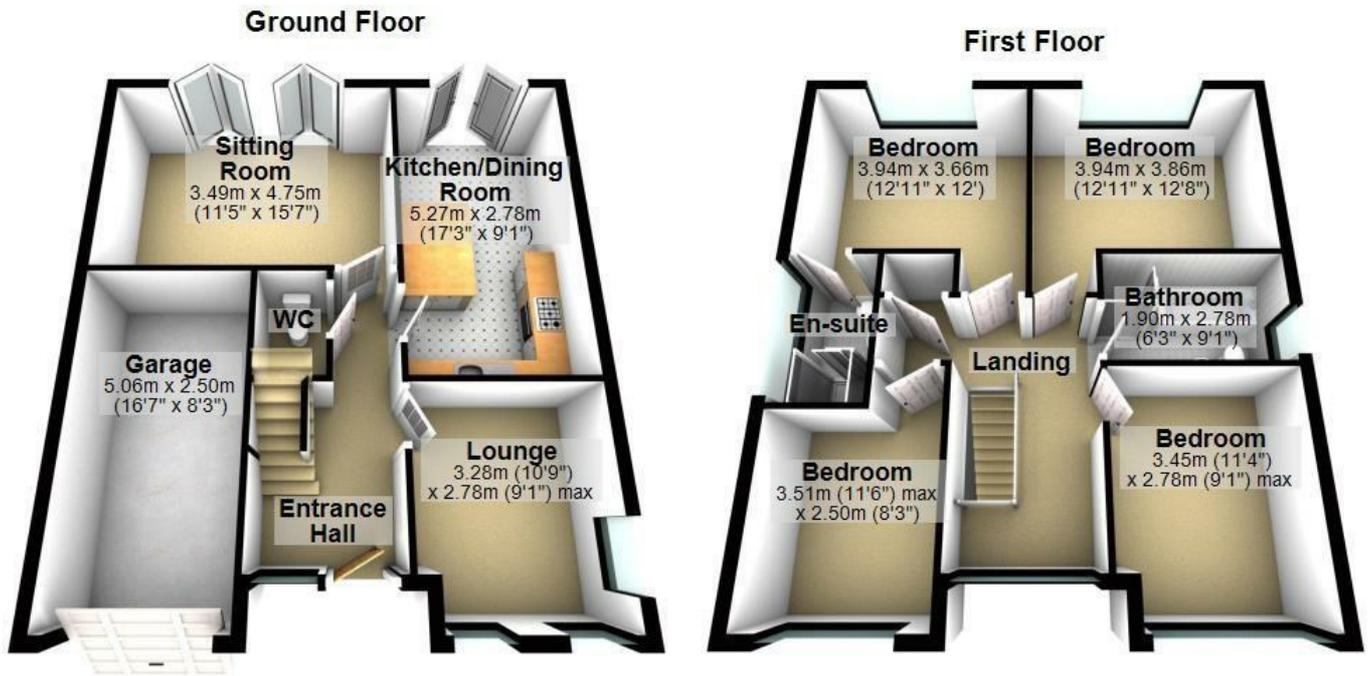
Garden



Step outside to experience a serene garden that offers a perfect retreat. This outdoor area is ideal for basking in the sun during leisurely afternoons or engaging in activities with loved ones. The presence of a summer house enhances the appeal of this delightful space. Additionally, at the front of this charming residence, a spacious driveway leads to a garage, ensuring secure parking and extra storage.

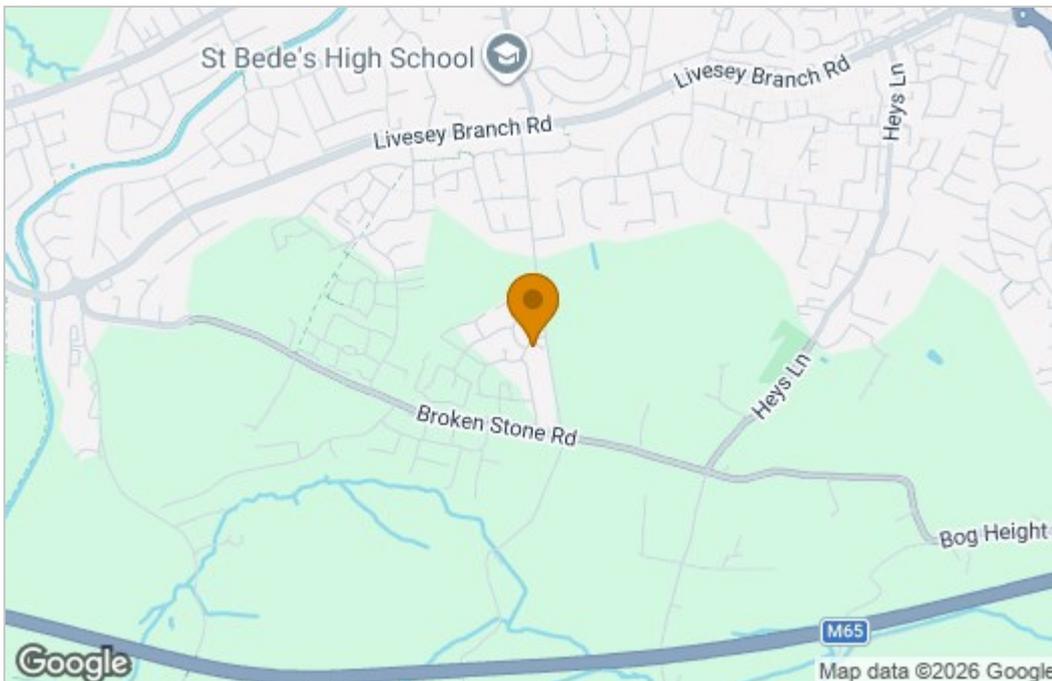


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

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	

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