



Sycamore Grove, Bracebridge Heath



4



3



2

£299,950

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Large Garden
- Popular Village Location
- uPVC Double Glazing & GCH
- Tenure: Freehold
- EPC Rating C



Well presented FOUR BEDROOM Detached House located in the highly sought after village of Bracebridge Heath. Beautifully positioned within walking distance of LSST Secondary school, Bracebridge Heath Primary School, Tesco and Co-op, plus a host of other village amenities.

The accommodation on offer comprises of Entrance Hall, WC, Lounge, Kitchen Diner, Dining Room and Study to the ground floor. To the first floor there are Four Double Bedrooms with En-Suite to main and Family Bathroom. Outside to the front of the property there is a concrete driveway with room for up to four cars and lawned area. To the rear of the property there is an enclosed lawned garden with patio area.

The property also benefits from a single integral garage, uPVC Double Glazing and Gas Central Heating.

Entrance Hall 18'0" x 7'3" (5.5m x 2.2m)

External door to front aspect and access to the WC and stairs rising to the first floor.

Downstairs WC 2'7" x 18'0" (0.8m x 5.5m)

With window to the front aspect and fitted with low level WC, wash hand basin and radiator.



Lounge 17'9" x 10'10" (5.4m x 3.3m)

With bay window to the front aspect, feature fireplace and radiator.

Dining Room 9'3" x 12'5" (2.8m x 3.8m)

With French doors to the rear aspect and opening into the rear garden.

Utility Room

With external door to the side aspect, fitted with a range of wall and base units with worktops over, sink with drainer unit, space and plumbing for washing machine and tumble dryer.

Kitchen 16'6" x 11'8" (5m x 3.6m)

With window to the rear aspect, fitted with a range of base and eye level units with worktops over, integrated electric oven, five ring burner gas hob and microwave, sink with drainer unit and room for dishwasher.

Conservatory 9'5" x 8'6" (2.9m x 2.6m)

With windows to all aspects, french doors opening into the rear garden.

Landing

With window to the side aspect and access to a storage cupboard.

Bedroom One 12'1" x 11'4" (3.7m x 3.5m)

With window to the front aspect, access to the en-suite and radiator.

Ensuite 6'7" x 5'10" (2m x 1.8m)

With window to the side aspect, fitted with an enclosed shower cubicle, low-level WC and vanity wash hand basin.

Bedroom Two 11'5" x 10'10" (3.5m x 3.3m)

With window to the rear aspect and radiator.



Bedroom Three 8'0" x 7'3" (2.4m x 2.2m)

With window to the rear aspect and radiator.

Bedroom Four 8'11" x 6'6" (2.7m x 2m)

With window to the front aspect and radiator.

Bathroom 6'7" x 5'10" (2m x 1.8m)

With window to the side aspect, fitted with a low-level WC, vanity unit with wash hand basin over, panelled bath with shower over and radiator.

Garage 18'0" x 7'6" (5.5m x 2.3m)

With an up and over door, power and lighting.

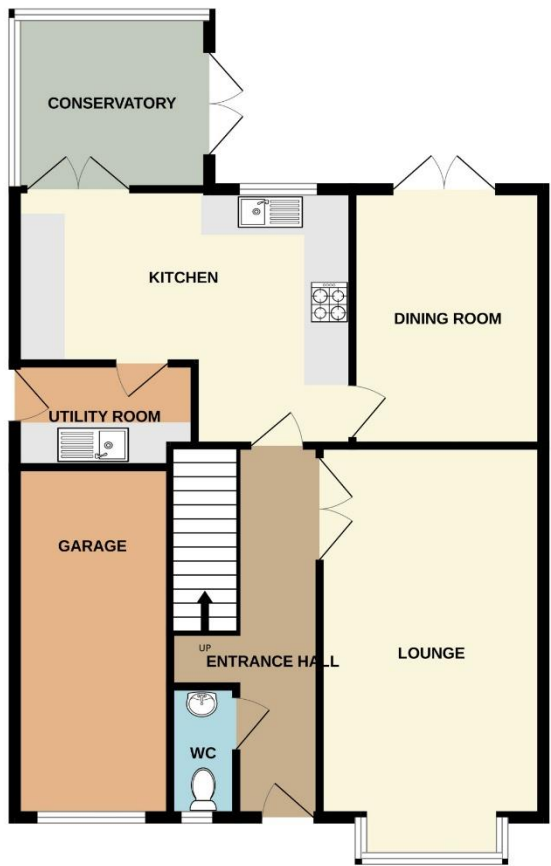
Outside

To the front of the property is a shared driveway with parking for four cars and a single garage. To the rear is a lawned garden enclosed by fencing surrounded by mature shrubs and trees.

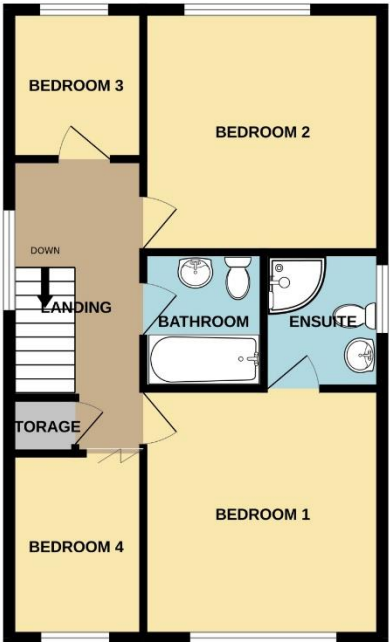
Agents Note

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GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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