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## SYCAMORE DRIVE, FENISCOWLES

£369,950



Situated on the bespoke Sycamores development off Gib Lane, Sycamore Drive provides a highly impressive home ideally suited to those wanting a high class finish.

The property comprises; welcoming entrance hall, ground floor WC, spacious lounge & a stunning open plan dining kitchen with snug area. To the first floor there are four bedrooms, a master en-suite shower room & a four piece family bathroom. To the rear of the property accessible from the kitchen is a good size lawn garden with a flagged patio seating area. To the front there is a double driveway alongside a garden plot with access to a single integral garage.

SYCAMORES - The development is situated in a semi rural spot positioned in-between Feniscowles & Tockholes which provides some excellent scenery, extremely rare with a modern built development. The drive into the estate just fills you with a sense of class and there are a range of scenic footpaths knitting the site together beautifully.

**OUR THOUGHTS** - *'The property is picture perfect throughout. We would challenge you to find a better presented property for the same value'*



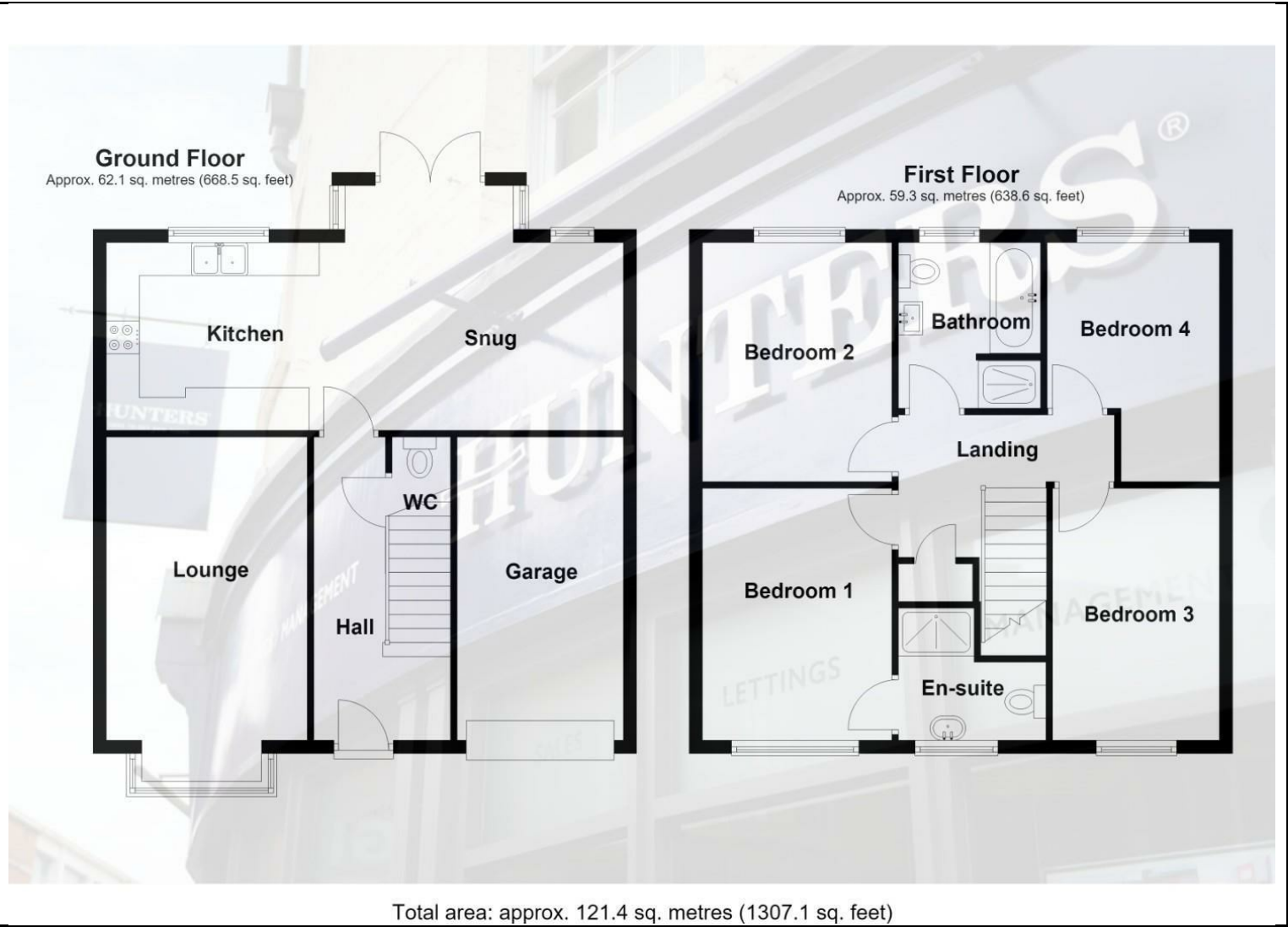
## KEY FEATURES

- Beautiful Detached Home
- Sought After Development In Feniscowles
  - 4 Bedrooms
- Stunning Open Kitchen With Snug
- Garage & Double Driveway
- Immaculate Presentation









| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |         |           |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential                                      |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |                                                |                                                                 |         |           |
| (92 plus) A                                 |         | 94                                             | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (81-91) B                                   | 84      |                                                | (92 plus) A                                                     |         |           |
| (69-80) C                                   |         |                                                | (81-91) B                                                       |         |           |
| (55-68) D                                   |         |                                                | (69-80) C                                                       |         |           |
| (39-54) E                                   |         |                                                | (55-68) D                                                       |         |           |
| (21-38) F                                   |         |                                                | (39-54) E                                                       |         |           |
| (1-20) G                                    |         |                                                | (21-38) F                                                       |         |           |
| Not energy efficient - higher running costs |         |                                                |                                                                 |         |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                             |         |                                                | (1-20) G                                                        |         |           |
|                                             |         |                                                | England & Wales                                                 |         |           |
|                                             |         |                                                | EU Directive 2002/91/EC                                         |         |           |