



HUNTERS[®]
HERE TO GET *you* THERE

 5  4  2  B

ASPEN CLOSE, FENISCOWLES

£535,000



Hunters are excited to bring to market this exclusive 5 bedroom detached home. Located on the very popular Sycamores development in Feniscowles, this beautiful home is perfectly suited for growing families.

The property comprises; entrance porch, welcoming entrance hall, ground floor WC, ground floor office, spacious lounge, open plan kitchen/family room, utility and double integral garage. To the first floor there are five double bedrooms, two en-suite shower rooms & a four piece family bathroom. The fifth bedroom is currently kitted out as a home office and all 5 bedrooms come with fitted wardrobes/storage.

Externally to the rear the property has been fully transformed into an impressive focal point. A two tiered landscaped garden combines practical space for children to play but also for adults to sit out & host guests. To the front there is a double driveway alongside a lawn area. The property is located on an excellent plot, with a terrific outlook to the front looking towards Preston.

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 - *'A magnificent family home suited for large families'*

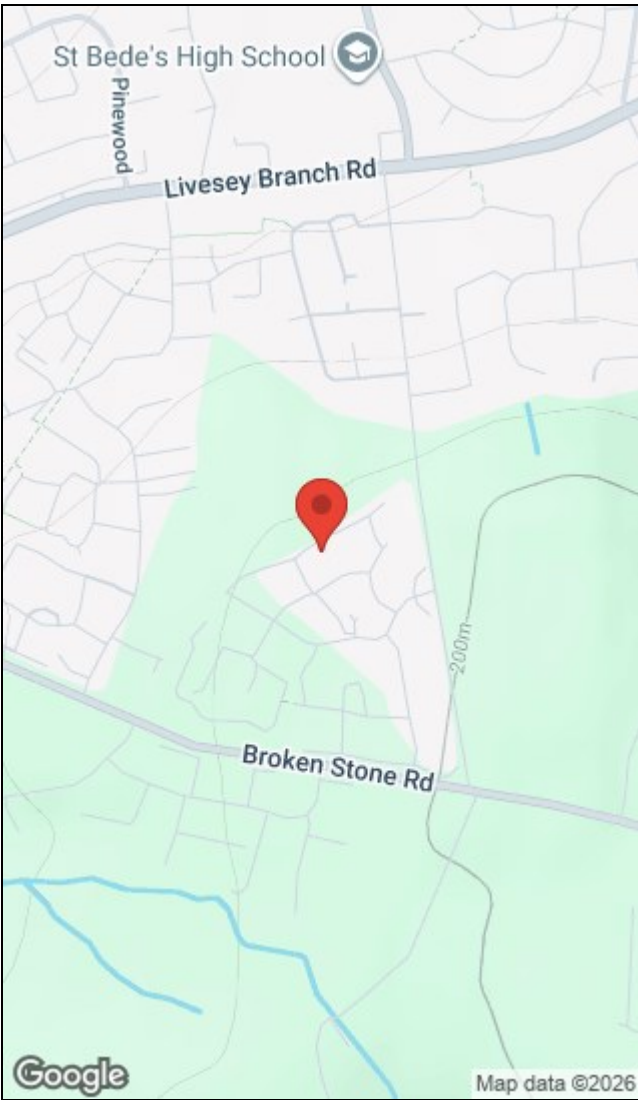
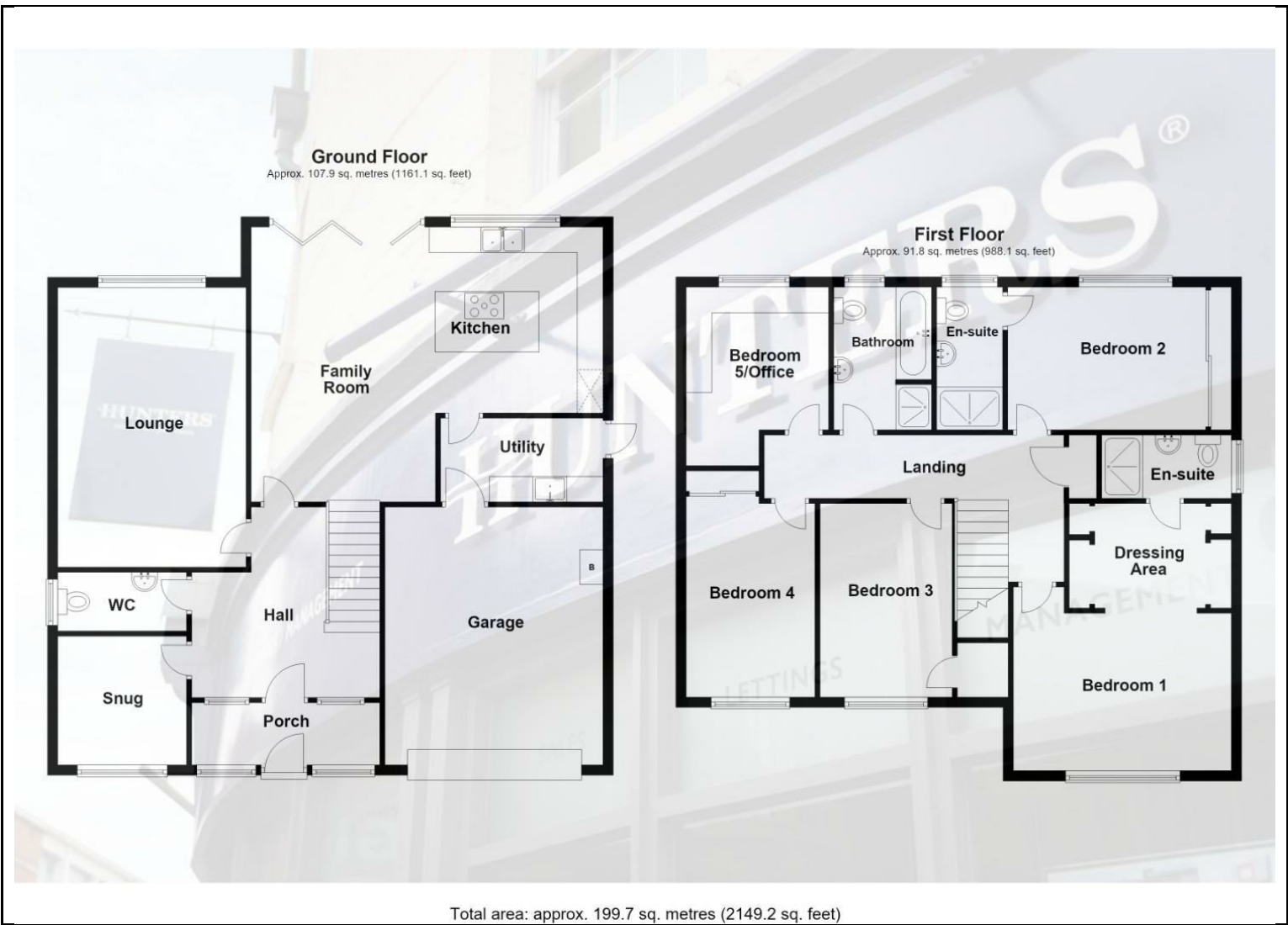
KEY FEATURES

- Stunning 5 Bedroom Detached
- Open Plan Dining Kitchen & Snug
- Stunning Landscaped Rear Garden
 - Double Garage & Driveway
- Three Bathrooms & Ground Floor WC
 - Spacious Lounge & Office
- Highly Desirable Sycamore Development









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	