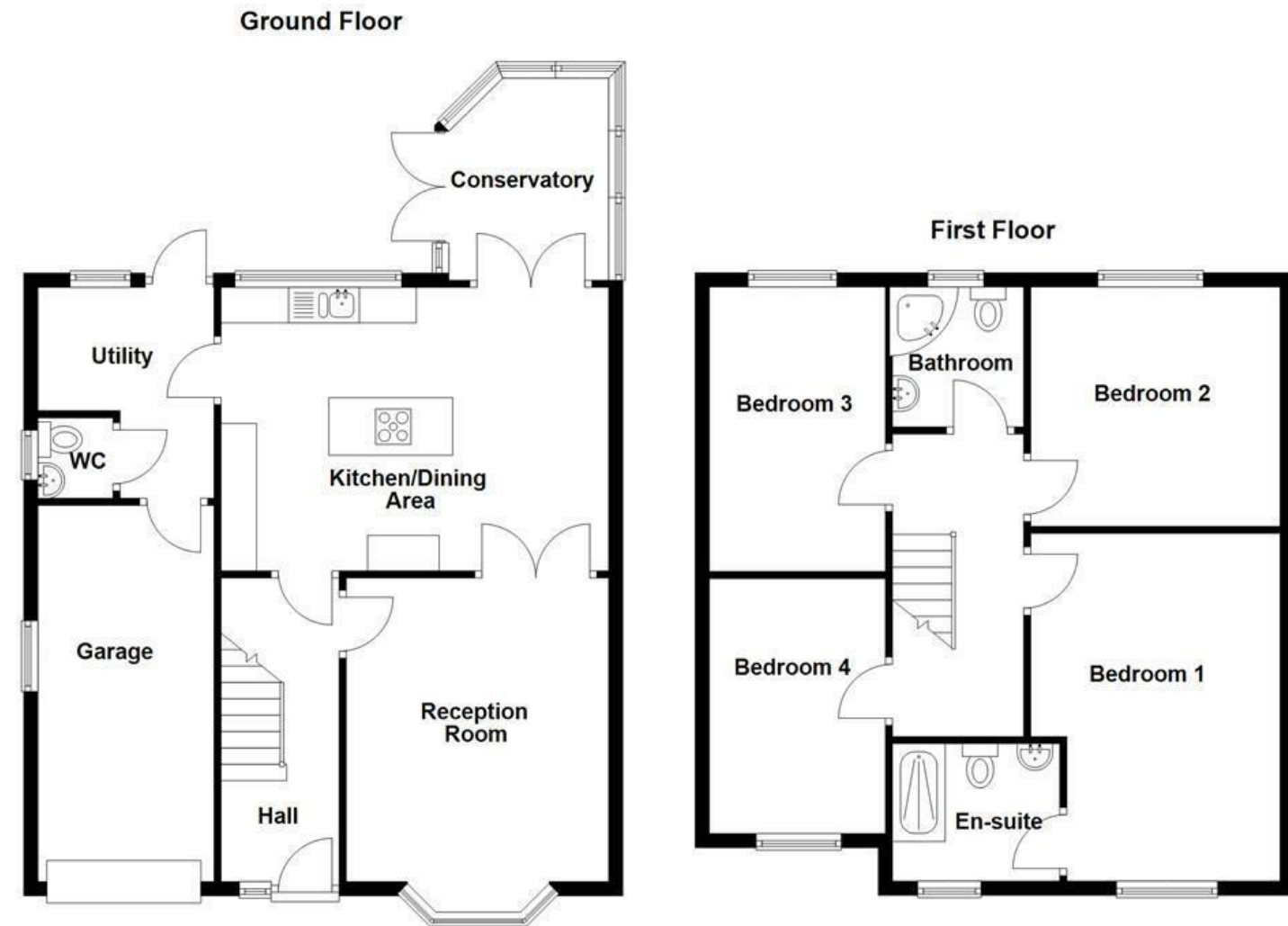




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	78
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Sycamore Way, Barnoldswick, BB18 5RA

£330,000

AN OUTSTANDING FAMILY HOME

Nestled in the desirable Sycamore Way, Barnoldswick, this outstanding semi-detached family home is a true gem, presented and updated to the highest standard. With immaculate presentation and modern fixtures, this property offers an abundance of both indoor and outdoor space, making it an ideal choice for families seeking comfort and style.

As you enter, you are greeted by an impressive open-plan kitchen diner, perfect for family gatherings and entertaining guests. The home features elegant oak doors throughout, adding a touch of sophistication to the interiors. With four spacious double bedrooms, there is ample room for everyone to enjoy their own space. The property also boasts two well-appointed bathrooms, ensuring convenience for the whole family.

One of the standout features of this home is the added conservatory, which provides a lovely spot to relax and enjoy the surrounding views. The stylish interiors flow seamlessly, showcasing the character and charm that this property exudes.

Externally, the home is equally impressive, with a double driveway providing ample parking space and beautifully landscaped gardens that enhance the outdoor living experience. The enviable panoramic views from the property further elevate its appeal, offering a serene backdrop to daily life.

Sycamore Way, Barnoldswick, BB18 5RA
£330,000



- Spacious Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Four Bedrooms
- Perfect Family Home
- Tenure Freehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

13'1 x 5'5 (3.99m x 1.65m)
UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, coving, smoke detector, under stairs storage, wood effect lino flooring, oak doors leading to reception room, kitchen/dining area and stairs to first floor.

Reception Room

15'0 x 12'5 (4.57m x 3.78m)
UPVC double glazed inset box window, central heating radiator, coving, television point and oak single glazed double doors to kitchen/dining area.

Kitchen/Dining Area

18'4 x 12'3 (5.59m x 3.73m)
UPVC double glazed window, central heating radiator, range of mixed panelled wall and base units with marble effect work surfaces, tiled splashback, central island with breakfast bar, ceramic sink and drainer with mixer tap, integrated Hisense oven with five ring induction hob and extractor hood, space for fridge freezer, integrated dishwasher, wood effect lino flooring, open to utility and oak single glazed double doors to conservatory.

Conservatory

8'10 x 8'0 (2.69m x 2.44m)
UPVC double glazed window, polycarbonate roof, feature wall light, wood effect lino flooring and UPVC double glazed French doors to rear.

Utility

9'7 x 7'9 (2.92m x 2.36m)
UPVC double glazed window, central heating radiator, plumbing for washing machine, space for dryer, oak doors leading to garage, WC and UPVC double glazed door to rear.

Garage

17'4 x 8'0 (5.28m x 2.44m)
UPVC double glazed window, power, lighting and up and over garage door.

WC

4'8 x 3'6 (1.42m x 1.07m)
UPVC double glazed window, heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, wood panel elevations, extractor fan and wood effect lino flooring.

First Floor

Landing

12'11 x 6'3 (3.94m x 1.91m)
Skylight, loft access, smoke detector, oak doors leading to four bedrooms and family bathroom.

Bedroom One

14'8 x 11'8 (4.47m x 3.56m)
UPVC double glazed window, central heating radiator and oak door to en suite.

En Suite

6'10 x 4'11 (2.08m x 1.50m)
UPVC double glazed frosted window, heated towel rail, vanity top wash basin with mixer tap, dual flush WC, walk-in double direct feed shower, PVC panelled elevations, spotlights, extractor fan and slate effect laminate flooring.

Bedroom Two

12'10 x 11'8 (3.91m x 3.56m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

14'6 x 8'5 (4.42m x 2.57m)
UPVC double glazed window, central heating radiator and wood panel elevation.

Bedroom Four

10'10 x 8'5 (3.30m x 2.57m)
UPVC double glazed window and central heating radiator.

Bathroom

7'5 x 6'11 (2.26m x 2.11m)
UPVC double glazed frosted window, heated towel rail, dual flush WC, corner panel bath with traditional taps and overhead electric feed shower, pedestal wash basin with mixer tap, tiled elevations, integrated linen cupboard and tiled effect lino flooring.

External

Rear

Enclosed garden with laid to lawn and paving.

Front

Stone chip garden with mature shrubbery, tarmac driveway and access to garage.

