



Sycamore House

Sabden | Clitheroe | BB7 9EQ

MSW HEWETSONS



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Guide Price of £435,000

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BB7 9EQ

A distinctive detached stone house, situated in a quiet cul de sac village position. The property has the benefit of high quality fixtures and fittings throughout and has been extended to offer a second sitting room with full glazed windows and mezzanine office.

Accommodation Comprising:

Ground Floor Entrance Porch

Solid oak entrance door with feature sealed unit double-glazed side window, sealed unit double-glazed timber side windows.

Reception/Hallway

Solid oak glazed entrance doorway, oak herringbone set parquet floor, radiator in cover, coved ceiling, low voltage spotlighting.

Cloak Room

'Jacuzzi' low level WC and matching bracket wash hand basin with chromed mixer tap. Ceramic tiled flooring, single panel central heating radiator, sealed unit double-glazed timber window to front elevation.

Sitting Room

Traditional 'Adam' style marble fireplace with open grate, sealed unit double-glazed timber windows with stone mullions to front elevation, sealed unit

double-glazed French doors to rear elevation gaining access to patio and garden areas. Two double panelled central heating radiators, coving and two ceiling roses.

Dining Room

Sealed unit timber double-glazed stone mullion window to rear elevation, double panelled central heating radiator, oak herringbone set parquet floor, coved ceiling, ceiling rose.

Kitchen

Range of high quality fitted kitchen furniture in light oak with complementary black granite work surfaces. Double 'Fisher Paykel' double draw dishwasher, built-in fridge freezer. Matching breakfast island unit housing 'Neff' four ring gas hob with 'Dedietrich' brushed steel extractor, built-in double 'Neff' fan assisted electric ovens. Stainless steel 'Belfast' sink and side sink with waste disposal unit, chromed mixer tap and washing hose. Wall mounted 'Neff' microwave oven, tumble edged travertine flooring, double panel central

heating radiator, low voltage spotlighting to ceiling. Sealed unit double-glazed timber stone mullioned windows to rear elevation.

Utility Room

Range of light oak fitted units with stainless steel bowl sink with chromed mixer tap, plumbed for automatic washing machine, single panel central heating radiator, glazed window to kitchen.

Garden Room

This room as been formed by an extension to the main gable elevation forming an open plan light room with feature full wall sealed unit double-glazed timber window and French doors. Feature brushed stainless steel with beech tread Italian spiral staircase leading to first floor mezzanine balconied office. Wall mounted 'Panasonic' television with accompanying 'Bose' wired sound system (available by separate negotiation). Tumble edged travertine flooring with under floor wet heating system.

Particulars of sale

Mezzanine Balconied Office

Accessed by a spiral staircase. Brushed stainless steel balcony balustrade to match the spiral staircase, range of fitted maple office furniture, low voltage lighting, sealed unit double-glazed 'Velux' skylight.

First Floor

Staircase

Traditional solid oak spindle staircase with matching balustrade.

Landing

Open landing with oak balustrade, two sealed unit double-glazed timber windows to front elevation.

Bedroom One

Range of built-in wardrobes and cupboards, single panel central heating radiator, sealed unit double-glazed stone mullioned window to rear elevation, coved ceiling.

En-suite Shower Room

Comprising 'Matki' shower with double shower fitment, 'Villeroy & Boch' bowl wash hand basin set on glazed and timber stand with chromed mixer tap, 'Villeroy & Boch' low level WC, fully ceramic tiled walls and floors, chromed wall mounted radiator towel rail, low voltage spotlighting, sealed unit double-glazed timber window to rear elevation.

Bedroom Two (Rear Elevation)

Range of fitted oak wardrobes with sliding doors and built-in mirror, matching bed heads, sealed unit double-glazed stone mullion window to rear elevation, single panel radiator, coved ceiling.

Bedroom Three (Front Elevation)

Range of built-in wardrobes and drawers with built-in mirror, single panel central heating radiator, sealed unit double-glazed timber stone mullion window to front elevation, coved ceiling.

Bedroom Four (Front Elevation)

Free standing oak wardrobe, sealed unit double-glazed timber stone mullion window, single panel radiator, coved ceiling.

House Bathroom

Containing four piece suite comprising spa bath with shower fitment and ceramic tiling, 'Matki' corner shower with ceramic tiling, pedestal wash hand basin, low level WC, chromed radiator towel rail, low voltage spotlighting, extractor fan.

Garage

Attached double garage with electrically operated roller shuttered door, light, power and water installed, timber single glazed-double windows to rear elevation.

External

Parking

To the front of the property is a large tarmac parking area for several vehicles, small garden areas to front, large lawned garden to side with timber tree house. To the rear of the property is a flagged patio garden with mature shrubs and plantings, BBQ area with wood fired oven and stone table.

Services

Mains electricity, water, gas and mains sewerage.

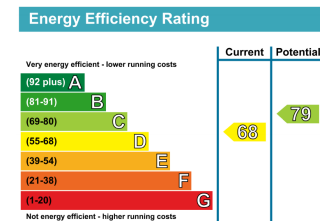
Tenure

Freehold with the benefit of vacant possession upon completion.

Council Tax

Band F

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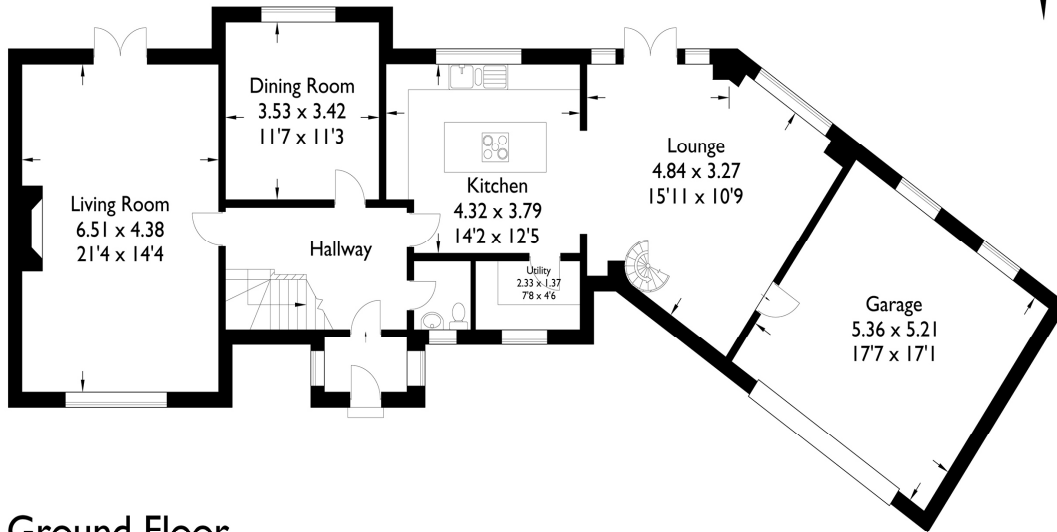
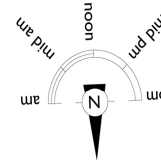


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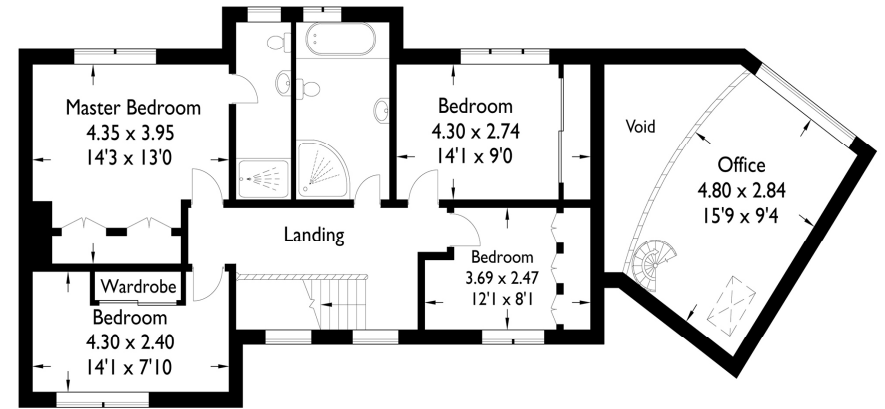
Approximate Gross Internal Area : 188.96 sq m / 2033.94 sq ft

Garage : 25.47 sq m / 274.15 sq ft

Total : 214.43 sq m / 2308.10 sq ft



Ground Floor



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

First Floor

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