



## Sycamore Crescent, £270,000

- COUNCIL TAX - BAND D
- EPC - D
- CLOSE TO LINK ROADS LEADING TO M4 CORRIDOR
- GARAGE & CONSERVATORY
- DRIVEWAY FOR MULTIPLE VEHICLES
- EPC Rating: E



 3  1  2



## About the property

Quietly located close to local amenities, schools, and transport links, this well-presented home offers a living room, kitchen/diner, and conservatory, plus three bedrooms and a family bathroom. Benefits include a driveway for multiple vehicles and a garage.

## Accommodation

### Entrance Porch

Entrance into porch area via PVC door, Tiled flooring, power points, radiator and storage space.

### Entrance Hall

Wood Effect flooring, power points, Window to front aspect, radiator, stairs ascending to 1st floor.

### Lounge

11' 10" max x 12' 2" max ( 3.61m max x 3.71m max )



Media wall with Log burner, wood affect flooring window to front aspect, French doors leading into kitchen/ dining area.

leading to side porch housing boiler with space for washing machine and tumble dryer.

## Dining Room

10' 5" max x 9' 4" max ( 3.17m max x 2.84m max )

open plan kitchen/ dinner, Range cooker oven and Tiled floor. French doors leading into conservatory area.

## Conservatory

Tiled flooring, radiator and power points, French doors opening onto rear garden

## Kitchen

10' 5" max x 9' 5" max ( 3.17m max x 2.87m max )

Matching wall and base units, with complimentary work tops, inset sink, drainer and mixer tap, Range cooker oven and Tiled floor. French doors leading into conservatory area. Door

## Landing

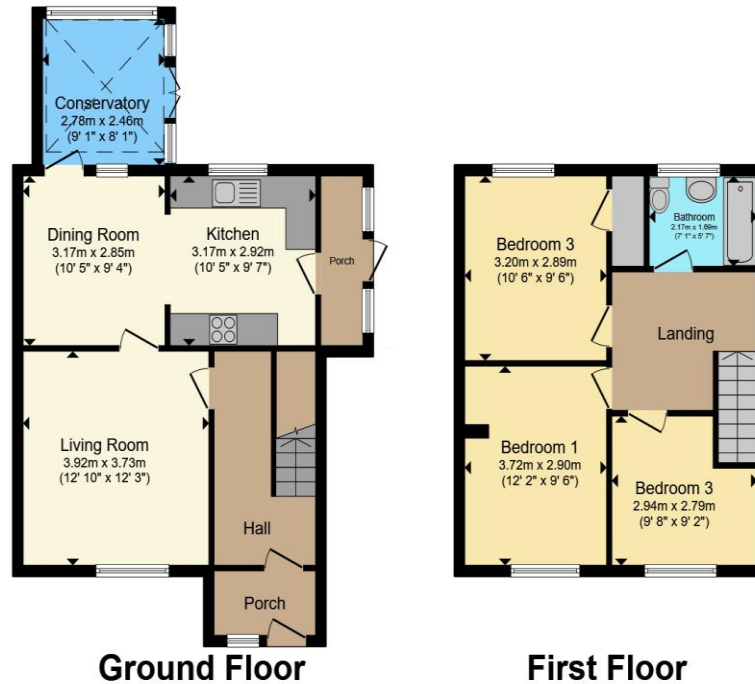
larger than average landing, carpet, window to side aspect and loft access

## Bedroom1

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## Floorplan



Total floor area 98.3 m<sup>2</sup> (1,058 sq.ft.) approx

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