

A two-story yellow house with a conservatory and a well-maintained garden. The house has a gabled roof and a chimney. The conservatory is a large glass structure with a blue frame. The garden is lush with green plants, flowers, and a large evergreen tree. A blue watering can is visible in the garden. The sky is blue with white clouds.

4 Sycamore Avenue

Sedbergh, Cumbria, LA10 5EZ

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992



4 Sycamore Avenue

Sedbergh, Cumbria, LA10 5EZ

A spacious modern detached property located within a peaceful development, within walking distance into Sedbergh Town. Well presented throughout with private parking, integral garage and beautifully maintained rear garden.

Positioned in a small cul de sac, 4 Sycamore is a lovely family home with many benefiting features.

The property is accessed via an inner porch with downstairs cloak/ WC. The principal rooms are also located on this floor including a contemporary large lounge with feature gas fire on a marble hearth with oak mantle and an open staircase to the first floor.

The kitchen and dining room are located to the rear of the property with access through to the conservatory overlooking the garden. The kitchen has a range of fitted wall and base units in cream, comprising of 1 ½ bowl sink with drainer, fitted electric oven and hob and plumbing/recess for a dishwasher.

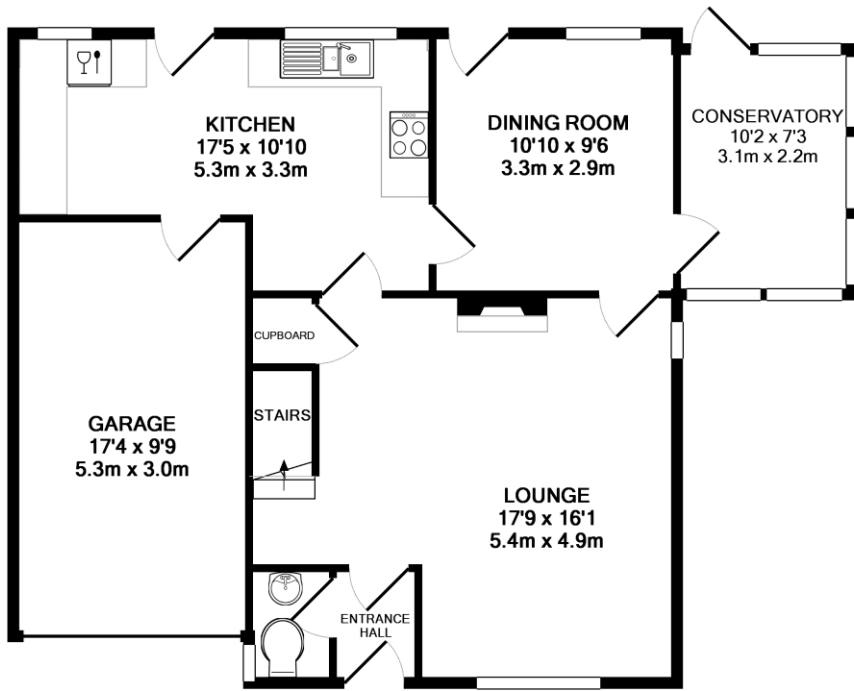
To the first floor there are the four double bedrooms, all benefiting from built in storage cupboards and lovely views to the front and rear of the property. The family bathroom includes a 3-piece suite in cream with shower over the bath and there is an additional ensuite shower room in the master bedroom.

The integral garage has light, power and water plus plumbing for a washing machine.

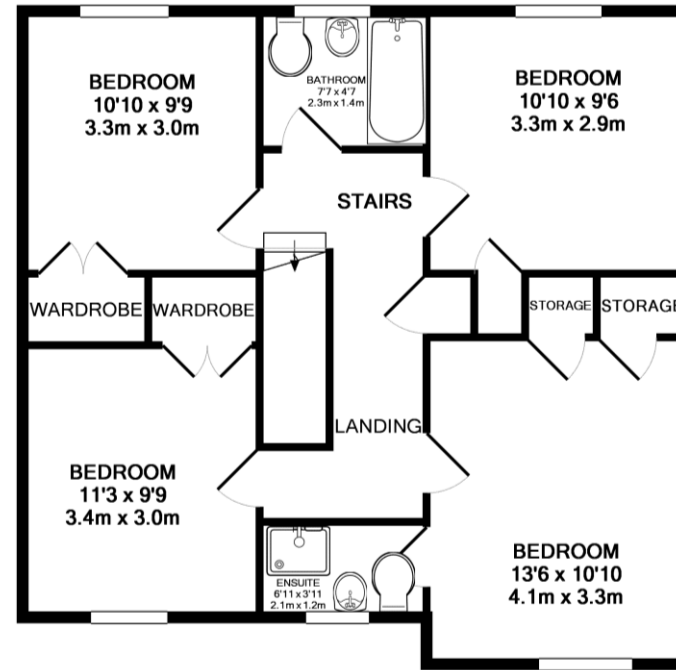
A lovely property, viewings recommended to appreciate.

Guide Price £399,950





GROUND FLOOR
APPROX. FLOOR
AREA 796 SQ.FT.
(74.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 709 SQ.FT.
(65.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1505 SQ.FT. (139.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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SERVICES

Mains gas central heating, electric drainage and water.

TENURE

We are advised by the vendor that the property is Freehold

COUNCIL TAX BAND

We are advised that the property is currently in Band E.

DIRECTIONS

From our Sedbergh office, head West in the direction of Kendal. Turn right at the turning before the new Spar and Health Centre complex. Follow the road on the left signed 'Sycamore Avenue'. Number 4 is located on the left hand side in the cul de sac.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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	

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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