



ESTATE AGENTS

4, Sycamore Close, Broad Oak, TN31 6FS

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £640,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this RARELY AVAILABLE and MODERN, EXTENDED DETACHED FOUR BEDROOM FAMILY HOME, conveniently positioned in this quiet cul-de-sac within the favourable region of Broad Oak. The property has a lovely ENCLOSED GARDEN, driveway providing OFF ROAD PARKING and an EV CHARGING PORT, as well as a LARGE GARAGE with electric door.

The property offers exceptionally well-presented and well-proportioned accommodation over two floors comprising a welcoming entrance hall, DOWNSTAIRS WC, lounge, OPEN PLAN KITCHEN-BREAKFAST ROOM onto an EXTENDED DINING ROOM with BI-FOLD DOORS onto the garden. The extended area could also be utilised as a games room. Upstairs, the landing provides access to a MASTER BEDROOM with EN-SUITE, THREE FURTHER BEDROOMS, a further EN-SUITE and a family bathroom. The property also benefits from gas fired central heating, double glazing and LOVELY VIEWS over adjoining countryside.

Positioned within easy reach of popular schooling establishments and nearby amenities within Broad Oak. Viewing comes highly recommended, please contact the owners agents now to book your appointment.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening into:

INVITING ENTRANCE HALL

Stairs rising to the first floor accommodation, tiled flooring with underfloor heating, inset spotlights, partially glazed wooden doors opening to living room, further doors to:

CLOAKROOM

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with ample storage set beneath and mixer tap, part tiled walls, tiled flooring, underfloor heating, down lights, extractor for ventilation, double glazed opaque glass window to front aspect with made to measure bespoke plantation shutter.

LIVING ROOM

18'5 into bay x 12'2 (5.61m into bay x 3.71m)

Down lights, wood effect LVT flooring with underfloor heating, television and

telephone points, inset spotlights, double glazed bay window to front aspect with made to measure plantation shutters, double opening pocket doors to:

KITCHEN-BREAKFAST ROOM

22'1 x 11'1 (6.73m x 3.38m)

Fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having stone countertops and matching upstands over, resin sunken sink with mixer tap, Neff induction hob with integrated extractor, waist level Bosch combination oven, grill and microwave oven, integrated dishwasher, space for American style fridge freezer, tiled flooring with underfloor heating, inset spotlights, return door to entrance hall, ample space for breakfast table, double glazed window to rear aspect with made to measure plantation shutters and views onto the garden, sliding door to utility and opening to:

DINING-FAMILY ROOM

17' x 14' (5.18m x 4.27m)

Currently utilised as a games room. An impressive triple aspect room with double glazed windows to side and rear elevations having made to measure plantation shutters, double glazed bi-folding doors to the other side elevation opening onto a patio, two large ceiling lanterns, two large vertical radiators and wood effect LVT flooring. Offering ample space for a large dining table and additional lounge area.

UTILITY

5'9 x 5'1 (1.75m x 1.55m)

Inset sink-drainer unit, space and plumbing for washing machine and tumble dryer set beneath kitchen worksurface, base unit, tiled flooring with underfloor heating, down lights, extractor for ventilation, door to garage.

FIRST FLOOR LANDING

Spacious with inset spotlights, loft hatch, radiator, doors to:

MASTER BEDROOM

18'2 x 11'9 (5.54m x 3.58m)

Inset spotlights, radiator, fitted wardrobes, double glazed window to rear aspect with views onto the garden and made to measure plantation shutters, pocket sliding door to:

EN-SUITE

Large shower enclosure with waterfall style shower head and hand-held shower attachment, wall hung vanity enclosed wash hand basin with mixer tap and storage set beneath, concealed cistern dual flush low level wc, heated towel rail, tiled walls, tiled flooring, down lights, extractor for ventilation, double glazed opaque glass window to front aspect with made to measure plantation shutter.

BEDROOM

12'4 x 12'3 (3.76m x 3.73m)

Radiator, double glazed window to rear aspect with made to measure plantation shutters, door to:

EN-SUITE

Walk-in shower with rain style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, tiled flooring, heated towel rail, wall mounted mirror, down lights, extractor for ventilator, double glazed opaque glass window to rear aspect with made to measure plantation shutters.

BEDROOM

12'3 x 10'5 (3.73m x 3.18m)

Inset spotlights, radiator, double glazed window to front aspect with made to measure plantation shutters, having lovely views extending to an open area of lawn to the left hand side of the property.

BEDROOM

11'9 x 8' (3.58m x 2.44m)

Built in cupboards, radiator, inset spotlights, double glazed window to front aspect with made to measure plantation shutters.

FAMILY BATHROOM

Panelled bath with mixer tap and shower over bath, rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, tiled flooring, heated towel rail, extractor for ventilation, double glazed opaque glass window to rear aspect with made to measure plantation shutter.

REAR GARDEN

Lovely and landscaped, mainly laid to lawn with a stone patio abutting the rear section of property, extending to a path and wrapping to around the side elevation. Large shed/ workshop, established planted areas, outside water tap, gated side access to the front, personal door to:

GARAGE

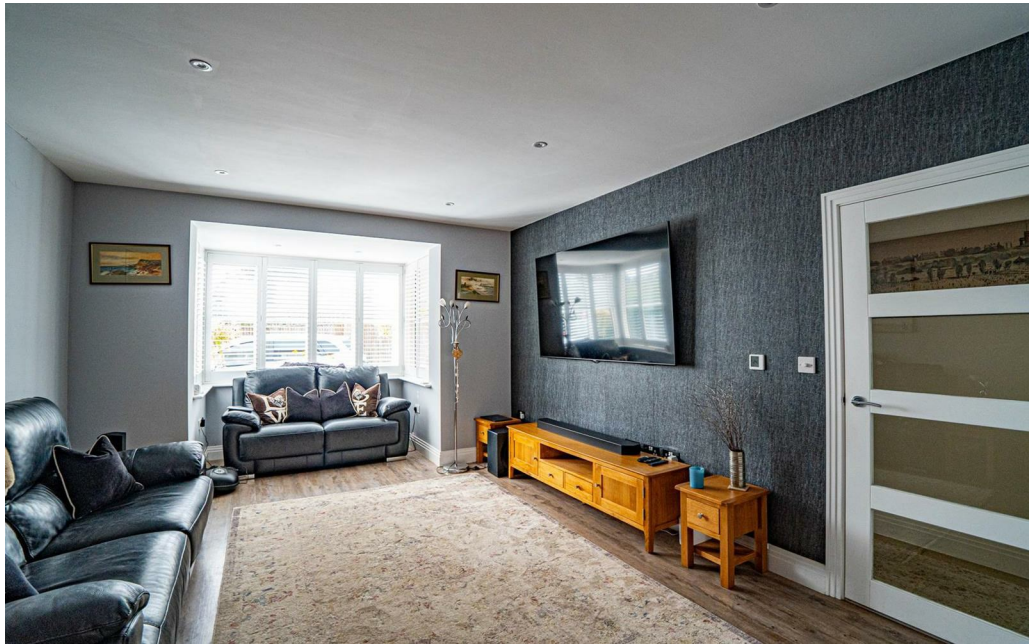
21'8 x 11'7 (6.60m x 3.53m)

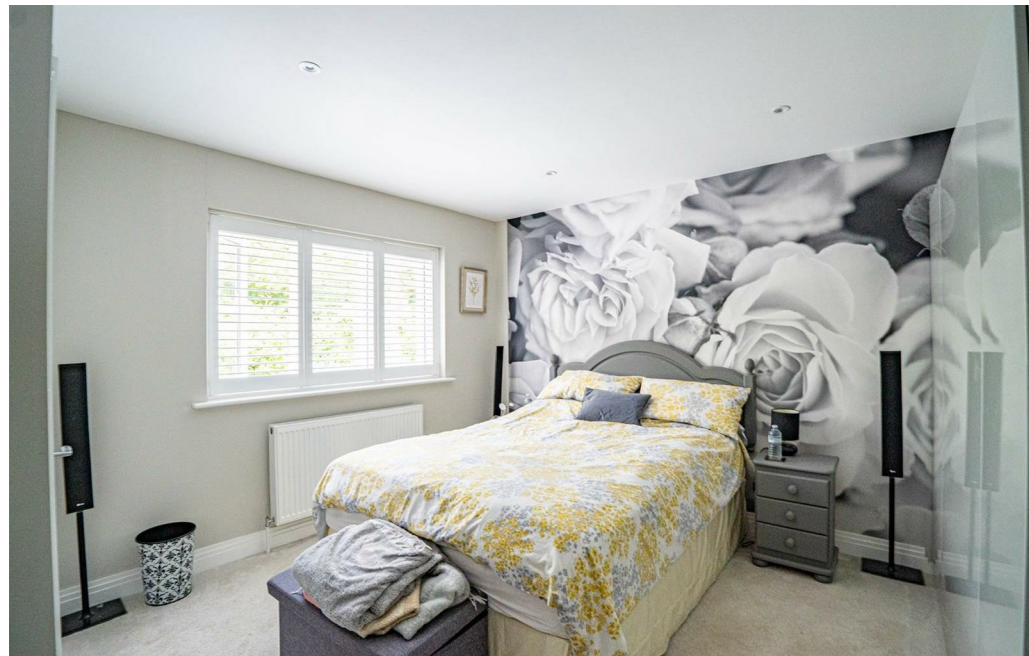
Power and light, electric up and over door, personal door to garden.

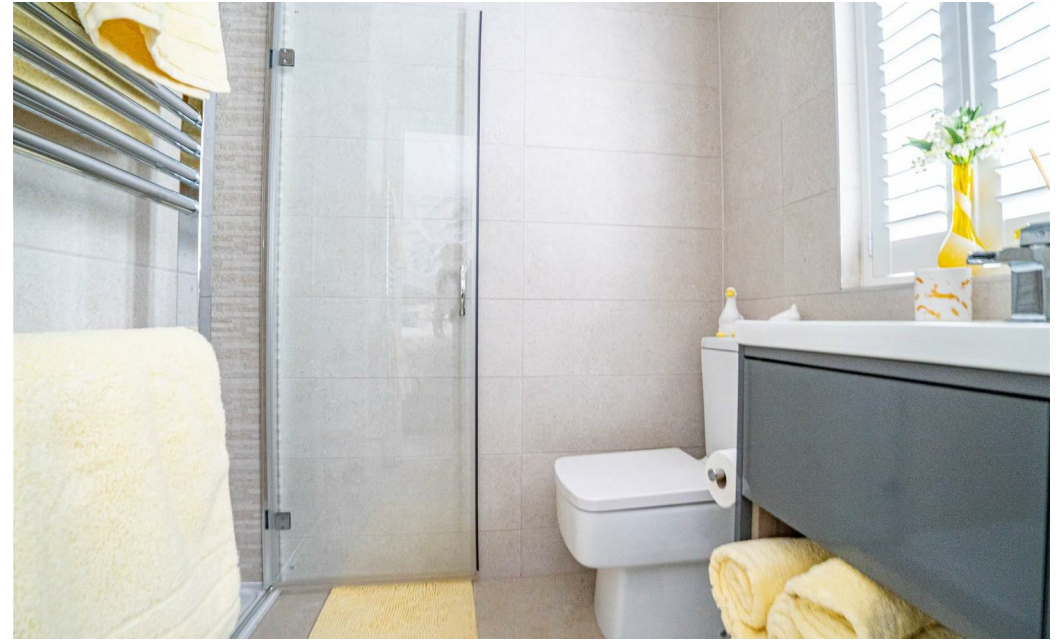
OUTSIDE - FRONT

Driveway providing off road parking, EV charging port, area of lawn, side access to the rear garden, outside lighting.

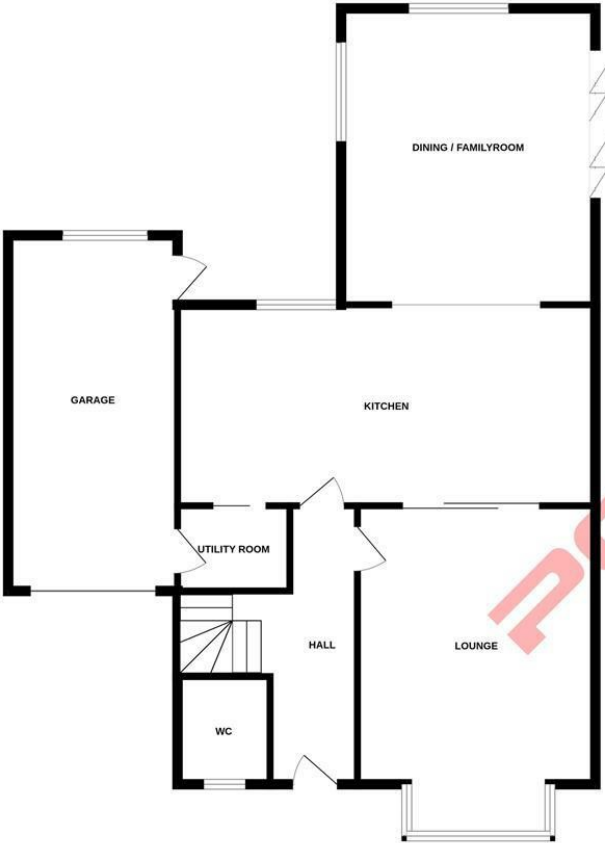
Council Tax Band: F



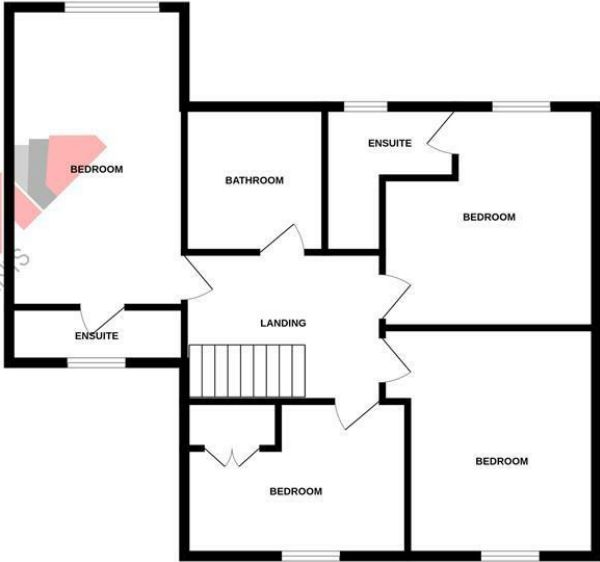




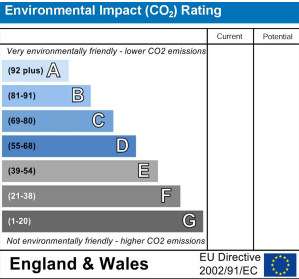
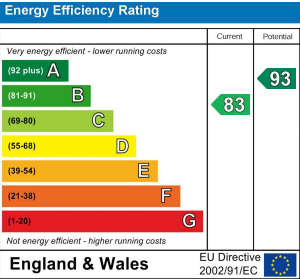
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026



PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.