



## Sycamore Close, Preston

**Offers Over £329,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached, CHAIN FREE bungalow, ideally situated in the highly sought-after area of Fulwood, Preston. This impressive home offers spacious, versatile living accommodation, perfectly suited to couples and families seeking a property that combines modern comfort with peaceful surroundings. Fulwood is a well-regarded residential area, known for its excellent range of local amenities including supermarkets, independent shops, schools, and leisure facilities. The nearby retail park and sports centres provide added convenience, while superb transport links via the M6 and M55 motorways and regular bus services into Preston and Garstang make the location ideal for commuters.

Stepping through the front door, you are greeted by a bright and welcoming entrance hall, giving access to all the principal rooms. To the front of the home lies a spacious L-shaped lounge and dining room, beautifully designed with high ceilings, a feature gas fireplace, and French doors that open onto the rear garden, creating an airy, open feel that's perfect for entertaining or relaxing. The modern kitchen, located to the rear, is bright and contemporary, fitted with stylish units, a built-in fridge and washing machine, and premium appliances including a Bosch self-cleaning oven, microwave oven, and a hot tap, offering both practicality and luxury in equal measure.

The property features three generous double bedrooms, all tastefully decorated. The master bedroom benefits from a contemporary ensuite shower room, while the remaining bedrooms are served by a modern three-piece family bathroom, finished to a high standard.

Externally, the property continues to impress with a well-maintained front garden featuring mature hedging and plants, along with a driveway providing ample parking and a detached garage. To the rear, a secluded garden offers a peaceful retreat, complete with a lawn, planted borders, and a paved seating area ideal for outdoor dining.

Additional features include a fully boarded loft, adding valuable storage space.

This superb bungalow is ready to move into and presents an excellent opportunity to acquire a home in one of Fulwood's most desirable areas.



































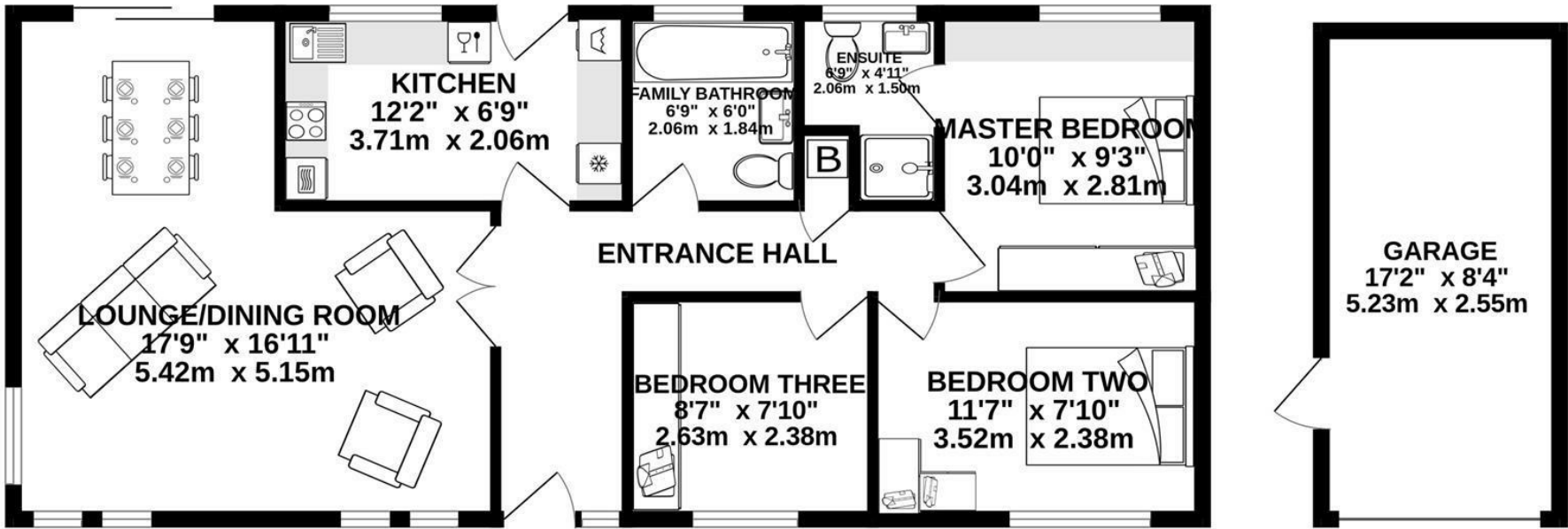








GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

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.

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

| 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 |                                                                                                             |           |
|                                             | 68                                                                                                          | 73        |
| England & Wales                             | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                               |           |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                       | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) A                                                     |                                                                                                               |           |
| (81-91) B                                                       |                                                                                                               |           |
| (69-80) C                                                       |                                                                                                               |           |
| (55-68) D                                                       |                                                                                                               |           |
| (39-54) E                                                       |                                                                                                               |           |
| (21-38) F                                                       |                                                                                                               |           |
| (1-20) G                                                        |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |

