



Sycamore Close, Fulwood, Preston

Offers Over £345,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached bungalow, offered to the market with NO CHAIN and occupying a prime, secluded position at the end of a private and quiet cul-de-sac in the highly sought-after area of Fulwood. Enjoying a unique setting adjacent to secure woodland, this attractive home provides a wonderful sense of peace and privacy, whilst remaining conveniently close to a wealth of local amenities. Recently redecorated to a high standard throughout, the property is ready for its next owners to move straight in and enjoy. Perfectly suited to families seeking spacious single-storey living, the bungalow is surrounded by beautiful, mature and well-stocked gardens that provide colour and interest throughout the seasons. Fulwood remains one of Preston's most desirable residential locations, benefiting from highly regarded schools, supermarkets, independent shops, cafés and healthcare facilities, including Royal Preston Hospital. Excellent transport links are also close by, with regular bus services, easy access into Preston city centre, Preston Train Station offering direct connections to major cities including Manchester, Liverpool and London, and convenient access to the M6 and M55 motorways for commuters.

Stepping through the front door, a welcoming hallway provides access to the majority of the accommodation. Positioned towards the front of the home is the impressive lounge, where vaulted ceilings create a wonderful sense of space and character. Dual aspect windows allow natural light to flood the room, whilst a feature fireplace provides an attractive focal point, making it an ideal setting for relaxing or entertaining. The lounge flows effortlessly into a separate dining room, perfect for family meals and hosting guests. Continuing through the property, the kitchen is thoughtfully appointed with integrated appliances and enhanced by LED spot lighting beneath the cabinets, creating both a practical and stylish workspace.

The bungalow offers three generously proportioned bedrooms, providing flexibility for growing families, visiting guests or those requiring a home office. The principal bedroom enjoys the added luxury of a private en-suite shower room and benefits from direct access into the conservatory, offering a peaceful retreat with lovely views over the garden. The remaining bedrooms are all well-sized and are served by a three-piece family bathroom, complete with a relaxing spa bath and overhead shower, perfectly balancing practicality with comfort.

Externally, the property continues to impress. To the front, a substantial driveway provides off-road parking for up to eight vehicles, ideal for larger households and visiting guests alike. Attractive, mature and beautifully stocked gardens wrap around the home, creating a colourful and inviting approach that immediately sets the tone for what lies beyond. To the rear, the secluded garden offers an exceptional degree of privacy, featuring a well-maintained lawn, a tranquil pond and a dedicated seating area from which to enjoy the peaceful surroundings. Enclosed by tall hedging and benefiting from its woodland backdrop, this beautiful outdoor space provides a wonderful setting for both entertaining and unwinding. Combining a prestigious Fulwood location, spacious and well-presented accommodation, stunning gardens, recent redecoration throughout and the advantage of being chain free, this is a fantastic opportunity to secure a truly special family home.









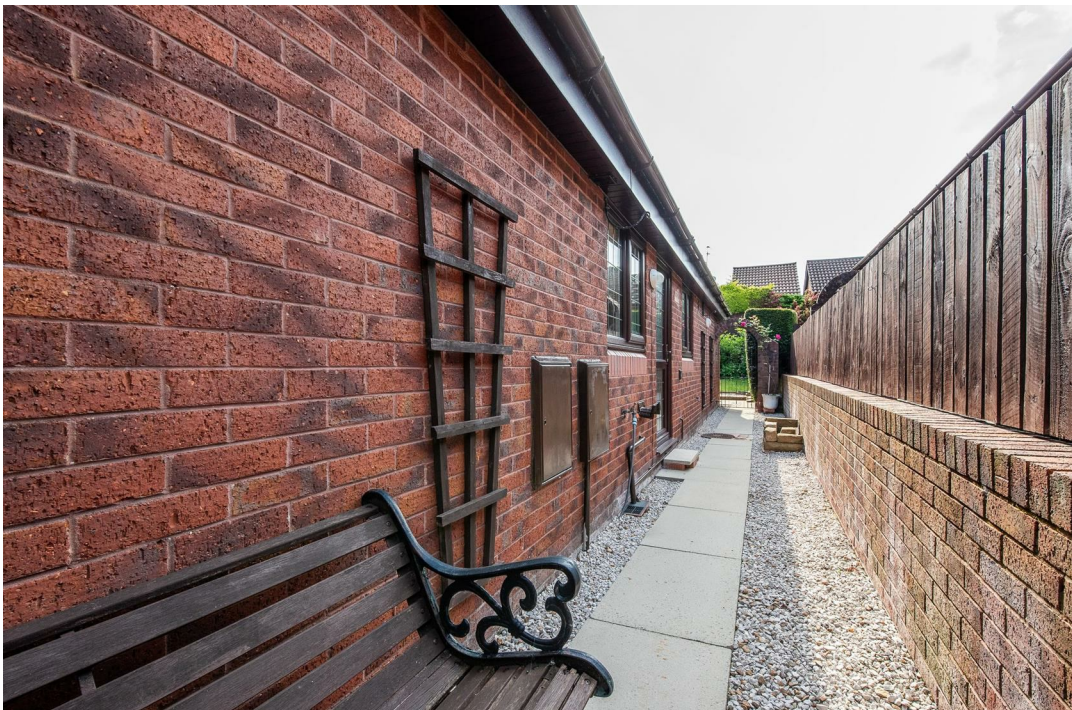




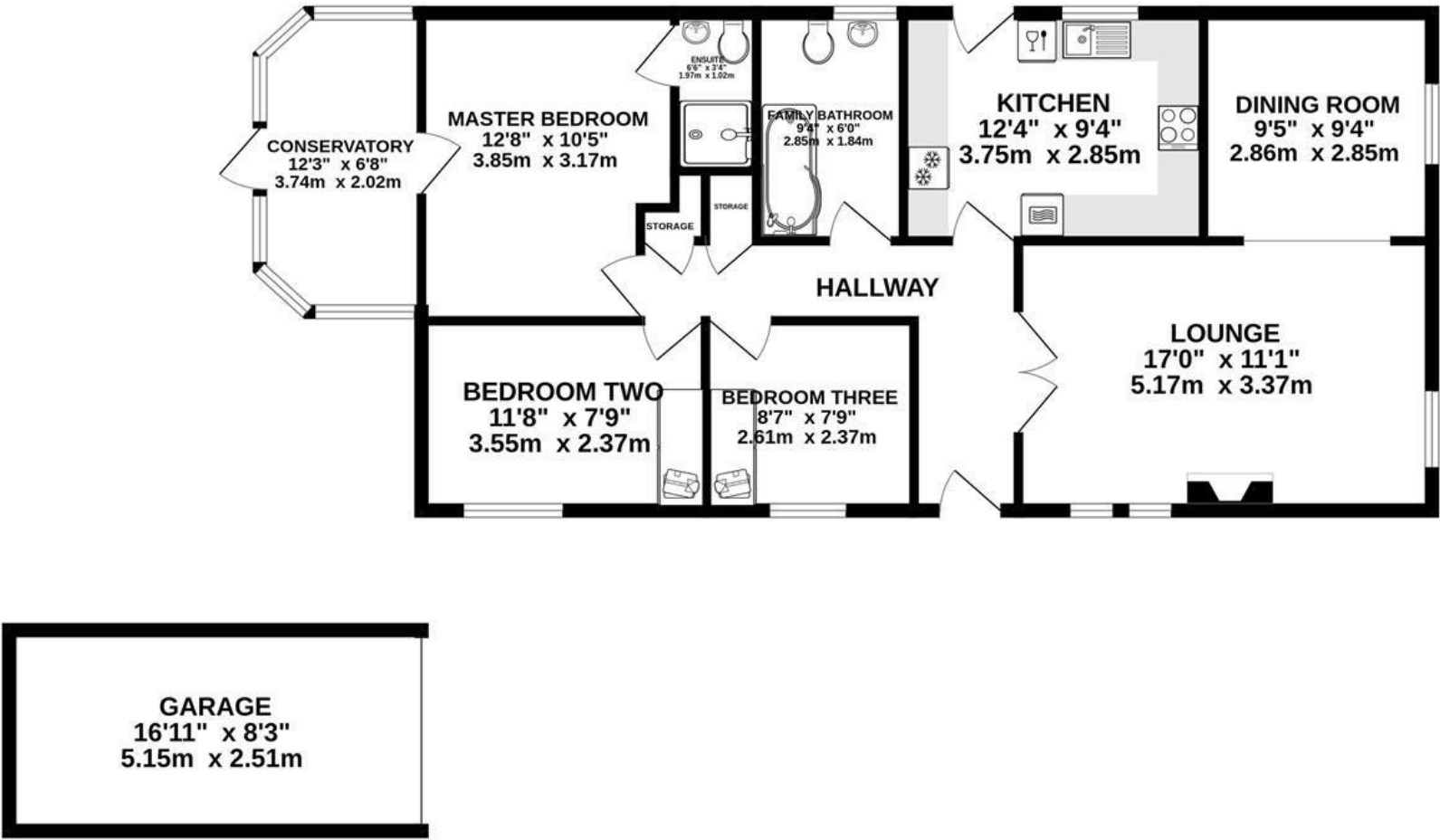








GROUND FLOOR
1059 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.3 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		
	71	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

