

# Cumbrian Properties

## Sycamore View, Cumwhinton



**Price Region £675,000**

**EPC-**

Detached property | Sought after village location  
2 receptions | 5 double bedrooms | 3 bathrooms  
Well-presented throughout | No onward chain

## 2/ SYCAMORE VIEW, TOWNHEAD COURT, STATION ROAD, CUMWHINTON

This spacious five-bedroom detached property is located in the highly sought-after village of Cumwhinton and is sold with the benefit of no onward chain. The property briefly comprises an entrance hall, shower room, lounge, dining room, utility room, dining kitchen, and sunroom. To the first floor are five bedrooms including a master with en-suite, along with a four-piece family bathroom and drying room. Externally, the property has a substantial lawned rear garden with patio seating area easily accessed from the sunroom, enjoying open views over neighbouring fields, as well as two timber sheds, a vegetable patch and gated access to both sides. To the front is a block paved driveway leading to a double garage with electric door and EV charging point, alongside a mature lawned garden.

The accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the entrance hall.**

**ENTRANCE HALL (23' x 11')** Radiator, coving to the ceiling, staircase to the first floor, wooden flooring and doors leading to the shower room, utility, lounge, dining room and dining kitchen.



ENTRANCE HALL

**SHOWER ROOM (6' x 5')** Three piece suite comprising walk-in shower, wash hand basin with mixer tap and WC with concealed cistern. Radiator and frosted double glazed UPVC window to the side.

**LOUNGE (17' x 16')** Double glazed UPVC windows to the side, radiator, fireplace, double glazed UPVC sliding French doors to the rear garden, wooden flooring, coving to the ceiling and ceiling rose.



3/ SYCAMORE VIEW, TOWNHEAD COURT, STATION ROAD, CUMWHINTON

**DINING ROOM (13' x 11')** Double glazed UPVC window to the rear, radiator, coving to the ceiling, ceiling rose and wooden flooring.



DINING ROOM

**DINING KITCHEN (26' x 13')** Fitted kitchen incorporating 1.5 sink with drainer and mixer tap, electric oven and grill with five burner gas hob and extractor hood above, integrated dishwasher, integrated fridge. Tiled splashback, radiator, coving to the ceiling and ceiling rose, wooden flooring, double glazed UPVC windows to the front and to the rear, double glazed UPVC French doors leading to the rear garden.



DINING KITCHEN

4/ SYCAMORE VIEW, TOWNHEAD COURT, STATION ROAD, CUMWHINTON

**SUNROOM (12' x 11')** Double glazed UPVC French doors leading to the rear patio, wooden flooring and radiator.



SUNROOM

**UTILITY (14' x 6')** Sink with drainer and mixer tap, fitted worktops and cupboards, plumbing for washing machine, radiator, double glazed UPVC window to the side, the Worcester boiler, door to shelved understairs storage cupboard and door to the garage.



UTILITY

**DOUBLE GARAGE (19' x 19')** Twin electric doors, frosted double glazed UPVC window to the side and frosted double glazed UPVC door to the rear.

## **FIRST FLOOR**

**LANDING** Double glazed UPVC window to the front and doors to five bedrooms, family bathroom and drying room.



LANDING

5/ SYCAMORE VIEW, TOWNHEAD COURT, STATION ROAD, CUMWHINTON

**MASTER BEDROOM (20' x 13')** Double glazed UPVC window to the rear, radiator, fitted wardrobes and en-suite shower room.

**MASTER EN-SUITE SHOWER ROOM (10' x 6')** Three piece suite comprising walk-in shower, wash hand basin with mixer tap and WC with concealed cistern. Tiled splashback, heated towel rail and frosted double glazed window to the side.



MASTER BEDROOM & EN-SUITE SHOWER ROOM

**BEDROOM 2 (14' x 13')** Double glazed UPVC window to the rear, radiator and fitted wardrobe.



BEDROOM 2

**BEDROOM 3 (15' x 10'5)** Double glazed UPVC window to the rear, radiator and fitted wardrobe.



BEDROOM 3

7/ SYCAMORE VIEW, TOWNHEAD COURT, STATION ROAD, CUMWHINTON

**BEDROOM 4 (13' x 8')** Double glazed UPVC window to the front and radiator.



BEDROOM 4

**BEDROOM 5 (18' x 15'5)** Currently used as home office. Double glazed UPVC window to the front, Velux window to the side, radiator and fitted and railed storage cupboards.



BEDROOM 5

**FAMILY BATHROOM (11' x 7')** Four piece suite comprising panelled bath with mixer tap, walk-in shower, wash hand basin with mixer tap and WC with concealed cistern. Tiled splashback, heated towel rail and frosted double glazed UPVC window to the side.



FAMILY BATHROOM

8/ SYCAMORE VIEW, TOWNHEAD COURT, STATION ROAD, CUMWHINTON

**DRYING ROOM (6' x 5')** UPVC double glazed window to the side and houses the hot water cylinder.

**OUTSIDE** To the rear of the property is a vast lawned garden with mature trees, bushes, shrubs along with flowerbeds and views over neighbouring fields. There is also a landscaped patio, external power, shillied borders, two timber sheds, vegetable patches and gated access to both sides of the property. To the front of the property is a block paved driveway leading to the double garage, EV charger point, and a lawned mature garden with trees and shrubs.



REAR OF THE PROPERTY & GARDENS



GARDEN & VEGETABLE PATCH



REAR VIEWS

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band B.

EPC GRAPH TO  
FOLLOW

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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