



*** BIRCHWOOD ROAD LOCATION * OVER 3000 SQft ***

*** GATED OFF-ROAD PARKING * 6 DOUBLE BEDROOMS * 4 BATHROOMS ***

*** DOWNSTAIRS CLOAKROOM * UTILITY ROOM ***

*** 39FT OPEN-PLAN KITCHEN/DINING/LIVING AREA * BI-FOLD DOORS ***

*** ISLAND KITCHEN WITH INTEGRATED APPLIANCES ***



**The Sycamore 69 Birchwood
Road, Wilmington, DA2 7HQ**

**Guide Price £1,250,000 -
£1,300,000**

Village Estates are delighted to present to the market this rarely available, stunning Detached 6-bedroom & 4-bathroom family home. Located on the extremely sought after 'BIRCHWOOD ROAD', this is an amazing opportunity that must not be missed. Boasting an impressive 39ft open-plan kitchen/dining/living room with bi-fold doors welcoming you onto the landscaped garden. In addition to this, the further benefits are; Study, Underfloor heating throughout the ground and 1st floors, Cat 5 cabling, Gas fireplace, Large integrated wine cooler, Schmidt kitchen with Siemens appliances, Utility room, Downstairs cloakroom and its own gated entrance with security system.



EPC RATING B
COUNCIL TAX BAND G

Birchwood Road, DA2

Approximate Gross Internal Area
283.9 sq m / 3056 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planpix on behalf of Village Estates (ID880655)

We understand this property is Freehold.

VIEWING:

Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, Saturday 9am-5pm
SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.