

FOR  
SALE



**The Sycamores, South Normanton, Derbyshire DE55 3AE**

**£250,000 - Freehold**

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J28 Sales & Lettings



## PROPERTY SUMMARY

**\*\* NOT TO BE MISSED \*\***

Spacious Four Bedroom Detached Home with Garage Positioned in a Cul-de-Sac

Nestled in a sought-after neighbourhood, this generously proportioned 4-bedroom detached house offers the perfect canvas for those looking to create their dream property. Set on a good-sized plot, the home boasts ample living space, a private, well maintained rear garden, garage and off road parking.

The ground floor features a bright and welcoming entrance hall, spacious lounge, separate dining room, kitchen and conservatory to rear. Upstairs offers a stylish bathroom and four good sized bedrooms of which are spread over two floors. This property is ideal for growing families or those seeking extra room to relax and entertain.

Situated in a quiet, sought-after location with minimal traffic, it offers a safe and serene environment while remaining conveniently close to local schools, shops and transport links. A rare opportunity to secure a family-sized home in such a desirable setting. With solid bones and a versatile layout, this property is ideal for anyone eager to put their own stamp on a home and is offered for sale with no onward chain. Early viewing is highly recommended.

## POINTS OF INTEREST

- Offered For Sale With No Upward Chain
- Four Bedroom Detached House
- Potential To Extend
- Spacious Living Accommodation
- Modern Bathroom
- Large Conservatory To Rear
- Garage And Ample Private Parking
- Private Low Maintenance Rear Garden



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via an obscure uPVC door. Carpet flooring, ceiling light and door leading to lounge. Built in storage cupboard houses the boiler.

### Lounge

Carpet flooring, radiator, TV point and decorative ceiling light. Feature fireplace with gas fire having wooden surround with decorative tiled insert and hearth. UPVC windows to front and side elevations. Open access to stairs and door leading to dining room.

### Dining Room

Laminate flooring, radiator and decorative ceiling light. Door leading to kitchen and sliding doors gain access to the conservatory.

### Kitchen

Fitted with light wood effect wall and base units with square edge work surfaces incorporating a stainless steel sink/drainage with mixer tap. Tiled splashback, laminate flooring and adjustable spotlights. Space and plumbing for washing machine. Obscure uPVC door to conservatory with window to the side.

### Conservatory

Part glazed with cushioned vinyl flooring and polycarbonate roof. Radiator, adjustable spotlights, TV and power points. Patio doors lead to rear garden.

### Stairs & Landing

Carpet flooring, decorative ceiling light and doors to all first floor rooms. There is an additional set of stairs which lead to the second storey to gain access to bedroom one.

### Bedroom One

Situated in the loft with carpet flooring, spotlights to ceiling and uPVC window to side elevation. Benefitting from a skylight allowing ample natural light in and is fitted with a blind. Built in wardrobes, cupboards and drawers provide masses of additional storage space. There is also access to under eaves storage.

### Bedroom Two

Carpet flooring, radiator, TV point, adjustable spotlights with dimmer switch and uPVC window to front elevation. Benefitting from a built in wardrobe providing extra storage space.

### Bedroom Three

Carpet flooring, radiator, TV point, adjustable spotlights and uPVC window to rear elevation. Benefitting from a built in wardrobe providing extra storage space.

### Bedroom Four

Carpet flooring, radiator, adjustable spotlights and uPVC window to front elevation. Benefitting from a built in desk and shelving providing extra storage and a perfect office space.

### Family Bathroom

Fitted with a white three piece suite comprising a panel bath with shower over, low flush WC and hand wash basin with mixer tap, both of which are housed in a vanity unit. Ceramic tiled flooring, part tiled walls, chrome effect towel rail, spotlights to ceiling and obscure uPVC window to rear elevation.

### Outside & Garage

A block paved driveway offers ample parking. This leads to the garage which has power, lighting and is accessed via a remote control roller door. Go through the gate and there you will find a lawned area with paved pathway which leads to the main entrance and the side of the property. The rear can be accessed via a wooden gate. It is fully enclosed and has various aspects. These include a paved patio to relax and entertain and a raised area that is laid with artificial turf for easy maintenance. A shed provides a home for garden tools. The mature shrubs and raised borders only add to the charm of this beautifully presented haven.

## MATERIAL INFORMATION

**Council Tax:** Band C

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G great data and voice

**EPC Rating:** C (72)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

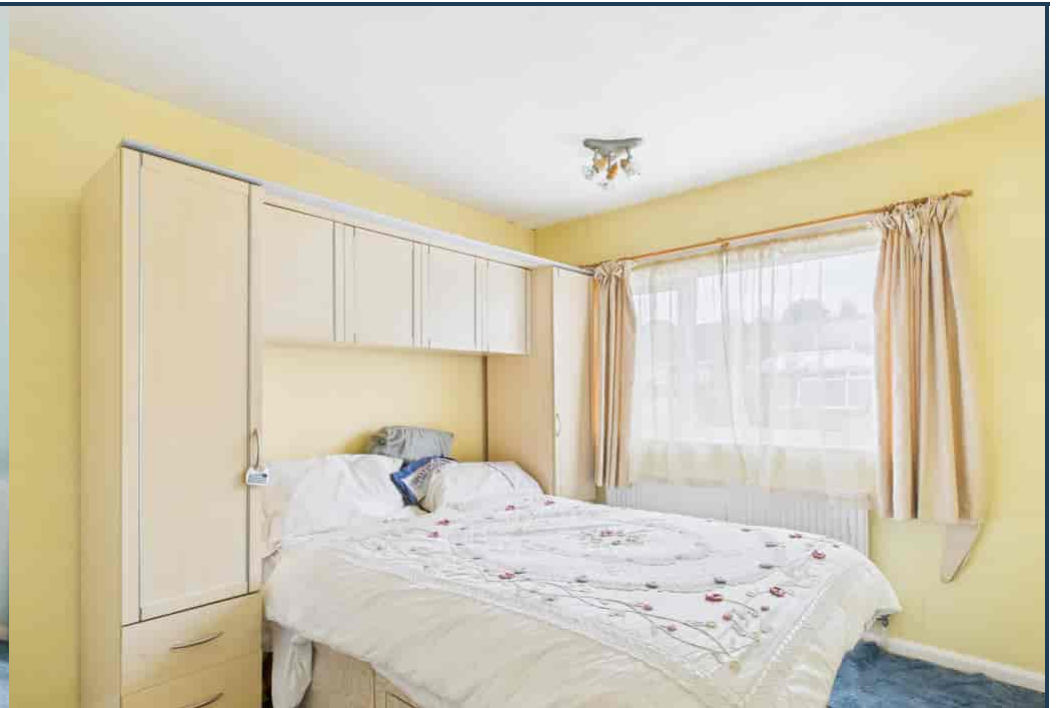
**Is the property listed?** No

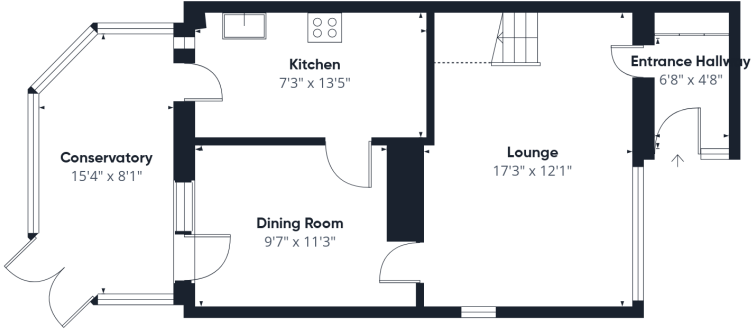
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

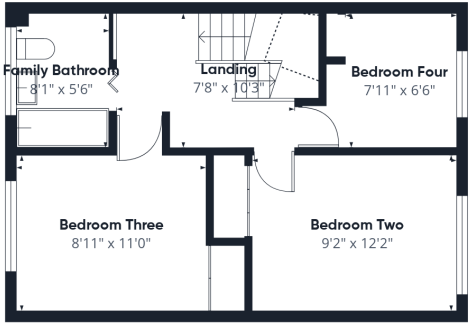
**The existence of any public or private right of way?** No







Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
1161 ft<sup>2</sup>

**Reduced headroom**  
86 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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