



HOPKINS & DAINTY

ESTATE AGENTS



The Sycamores, Alfreton, DE55 3AE

£235,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this well presented family home with NO UPWARD CHAIN. Set in a residential cul-de-sac off Storth Lane, in the Broadmeadows area of South Normanton. Convenient for access to the nearby A38 and M1 at Junction 28 and near to a park/recreation ground.

The accommodation is accessed via a front entrance hall which leads into the dual aspect Lounge and spacious rear kitchen/diner. On the first floor there are two double bedrooms, both with fitted wardrobes, a single third bedroom and the bathroom which has a four piece suite including a separate bath and shower. The property has gas central heating and double glazing. A double width front drive, delightful rear garden with a wooden cabin and access to the former GARAGE which is now used as a workshop/home gym. There is a second driveway to the rear, providing additional parking.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall



Accessed via a leaded light double glazed entrance door. With a double glazed window, tiled flooring, a radiator and coving to the ceiling. Built in storage cupboard and opening to:

Lounge 17'6" x 15'2">11'8" (5.35 x 4.63>3.56)



Dual aspect sitting room with double glazed front and side windows. Open stairs rising to the first floor, a feature fireplace, radiator and coving to the ceiling. Door to:

Kitchen/Diner 17'5" x 13'4">10'2" (5.31 x 4.08>3.10)



Another spacious room with a range of base units and wooden worktops. There is an inset sink and drainer along with a built in electric oven and gas hob. Space for further appliances including plumbing for a washing machine. Tiled flooring, a radiator, built in storage cupboard, double glazed rear windows and a door opening onto the rear garden

First Floor Landing



With a storage cupboard housing the wall mounted gas boiler. Access to the loft space and doors leading off.

Bedroom 1 11'8" x 9'10" (3.58 x 3.00)



Measurements do not include the wardrobes.
Front double bedroom with built in floor to ceiling wardrobes, a radiator and double glazed front window.

Bedroom 2 11'6" x 9'5" (3.52 x 2.89)



Measurements do not include the wardrobes.
Rear double bedroom with a radiator, built in floor to ceiling wardrobes and a double glazed rear window.

Bedroom 3 8'9" x 7'6" (2.69 x 2.30)



Measurements include the cupboard.
Single third bedroom with a radiator, over stairs storage cupboard and a double glazed front window.

Bathroom 7'10" x 5'5" (2.39 x 1.66)



Four piece suite comprising bath, separate corner shower, wash hand basin and WC. Tiled walls, a heated towel rail and a double glazed rear window.

Front/Driveway

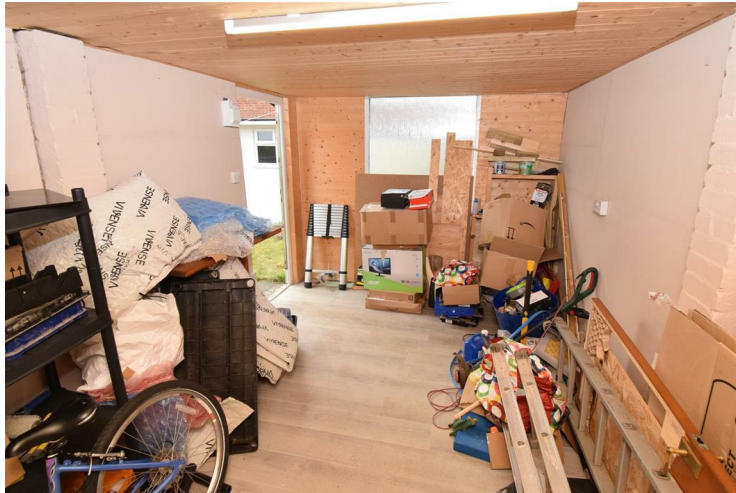
To the front of the property there is a double width driveway providing off road parking for at least two cars. Access to the entrance door and gated entry to the rear garden.

Rear Garden



Tiered rear garden comprising patio seating area with a lawn and a further decked seating area. To the side of the property there is a hard standing providing storage space.

Garage/Workshop 16'6" x 8'8" max. (5.05 x 2.65 max.)



Formally the garage (the front door has been bricked up) and is now being used as a workshop/home gym. With a double glazed door providing access from the rear garden, a double glazed rear window, electric light and power connected and laminate flooring.

Cabin/Office 11'5" x 7'6" max. (3.50 x 2.30 max.)

Wooden cabin with a double glazed entrance door, double glazed window, electric light and power connected. Potential for use as a home office.

Rear Driveway



In front of the garage, there is a second driveway providing additional off road parking.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

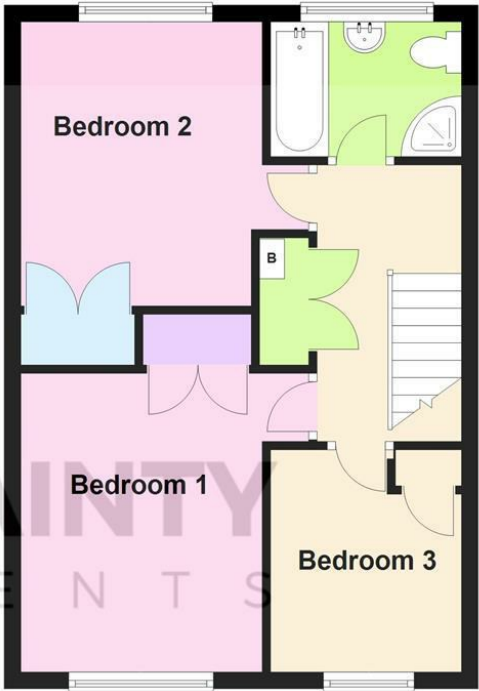
Ground Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



First Floor

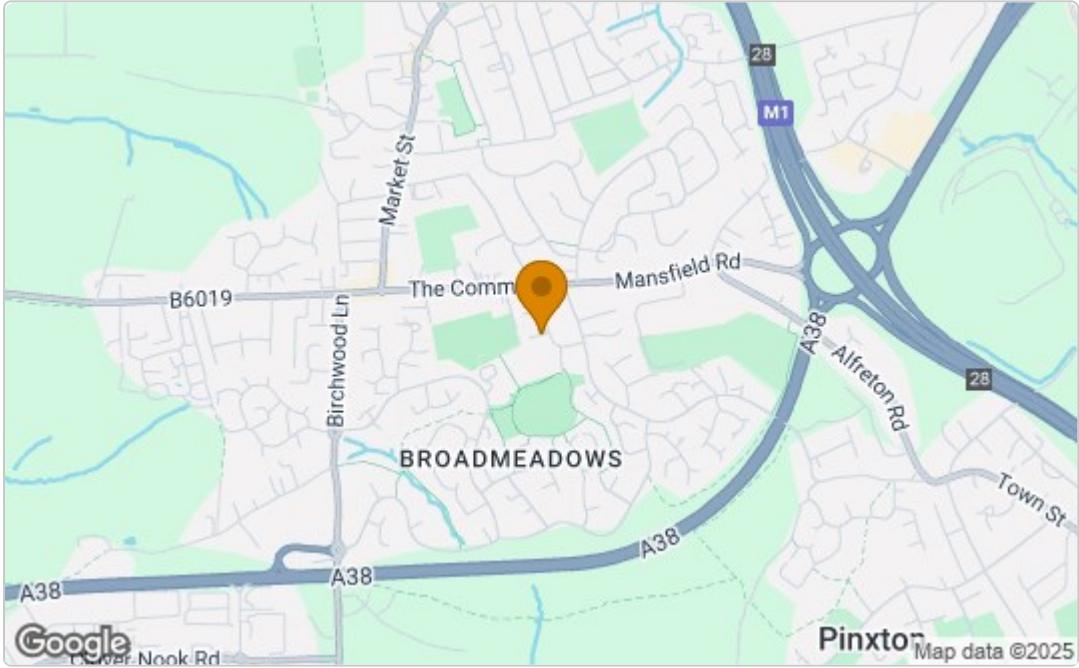
Approx. 41.6 sq. metres (447.5 sq. feet)



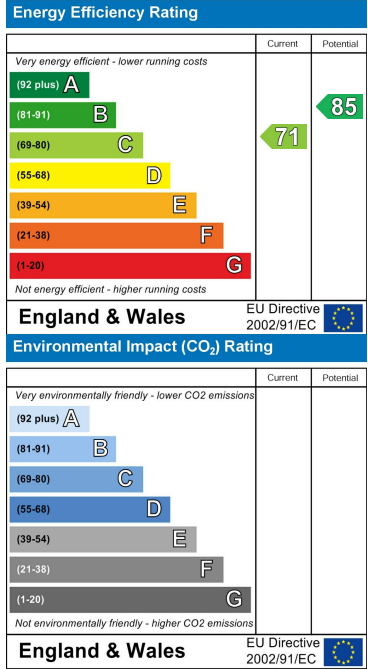
Total area: approx. 86.5 sq. metres (930.9 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.