



Sycamore House, North Leverton DN22 0AW

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£425,000

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This charming detached property, nestled in a sought-after village location, offers a tranquil lifestyle with spacious living accommodation and a beautiful private garden. Enjoy the serenity of rural living while still being conveniently located.





Front Porch

Front Entrance door and further door leading to stair lobby.

Lounge 5.9m x 4.18m (19'5" x 13'8")

Double glazed windows to the front and rear aspects, TV point, fireplace with electric fire, and two single panel radiators.

Sitting room 3.67m x 4.22m (12'0" x 13'10")

Double glazed window to the front aspect, window to the right aspect, fireplace with multi fuel stove, double panel radiator, and under-stairs storage.

Inner Hall 1.94m x 4.3m (6'5" x 14'1")

Storage cupboard, window to the rear aspect (overlooking the conservatory), double single-pane doors leading into the conservatory, parquet flooring throughout, and single panel radiator. 'Firebird' enviro-max floor mounted oil boiler.

Kitchen 3.96m x 3.70m (13' x 12'2")

Wall and floor mounted cupboards under a marble effect worktop, windows to the front and right aspects, four-ring induction hob, and 'Neff' integrated oven. Under the counter wineracking.

Utility Room 1.88m x 1.51m (6'2" x 5'0")

Plumbing and space for washing machine, space for dryer under a marble effect work surface, and wall-mounted cupboards.

Downstairs WC 1.3m x 1.28m (4'4" x 4'2")

Dual flush toilet, pedestal wash hand basin, window facing left aspect (overlooking the conservatory), and heated wall-mounted towel rail.

Conservatory: 5.17m x 4.24m (17'0" x 13'11")

Double glazed on three aspects, parquet flooring throughout and double panel radiator.

Rear porch

Parquet flooring throughout and double glazed French doors to the right aspect.

Office 1.38m x 3.3m (10'6" x 10'10")

Double glazed windows to the right aspect and TV point.

Rear Storage Room 5.29m x 3.2m (17'5" x 10'6")

Window to the right aspect, door to the right aspect, window to the left aspect, and hatch leading to the loft space.

First Floor Landing 5.69m x 1.52m (18'8" x 5'0")

Double glazed windows to the front and rear aspects.

Bedroom one 5.39m x 4.03m (17'8" x 13'2")





Double glazed window to the front aspect, single panel radiator, TV point, and small window to the left aspect.

Bedroom two 3.66m x 4.18m (12'0" x 13'8")

Double glazed window to the front aspect, single panel radiator, and double fitted storage.

Ensuite 1.92m x 4.1m (6'4" x 13'6")

Double glazed window to the rear aspect, panel bath with electric shower, sink with mixer tap, dual flush toilet, and heated wall-mounted towel rail.

Bedroom Three 2.67m x 3.77m (8'10" x 12'5")

Window to the front aspect, double panel radiator, and fitted storage.

Shower Room 1.95m x 4.05m (6'5" x 13'4")

Double glazed window to the rear aspect, corner suite, fitted basin with mixer tap, dual flush toilet, fitted storage, and heated wall-mounted towel rail.



Front Garden

Gravel driveway and lawned area.

Rear Garden

Lawned, private, enclosed garden leading to a summer house with a patio area and a seating area. Driveway to the right aspect.

Disclaimer

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

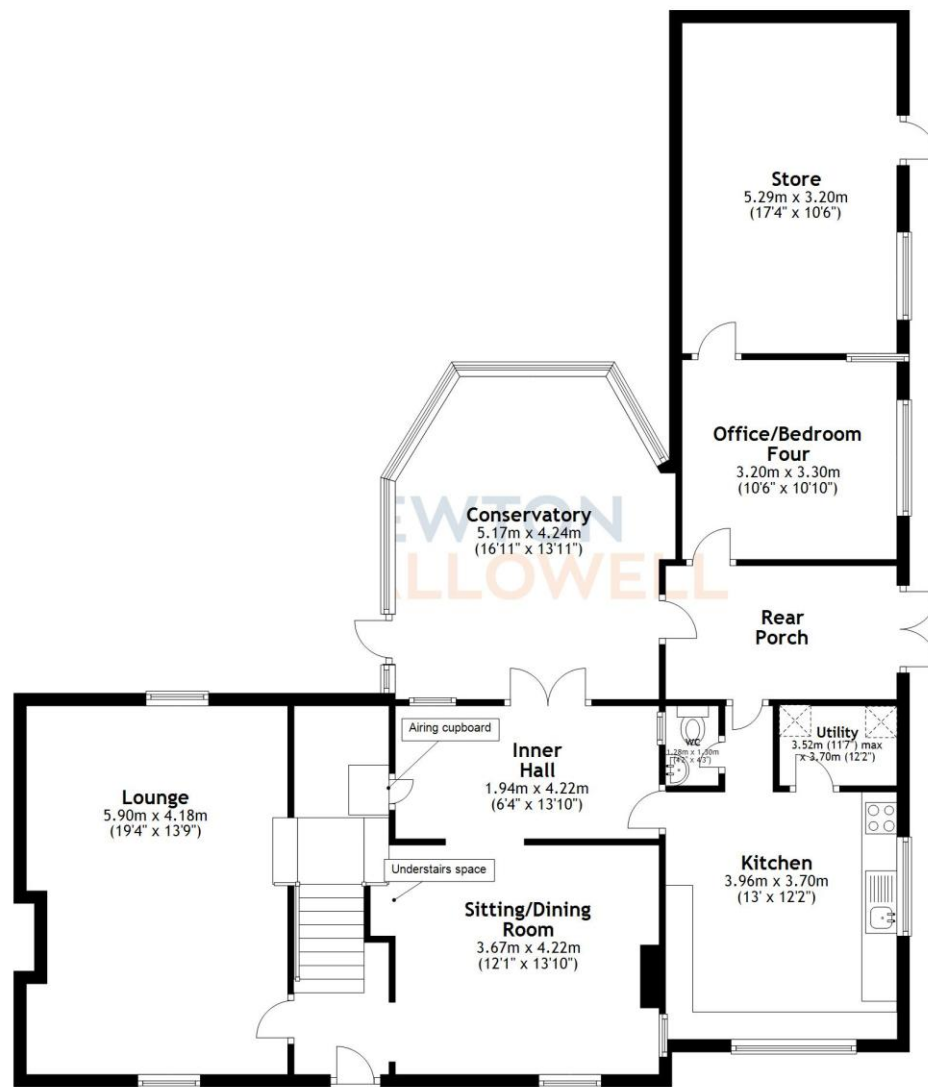
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

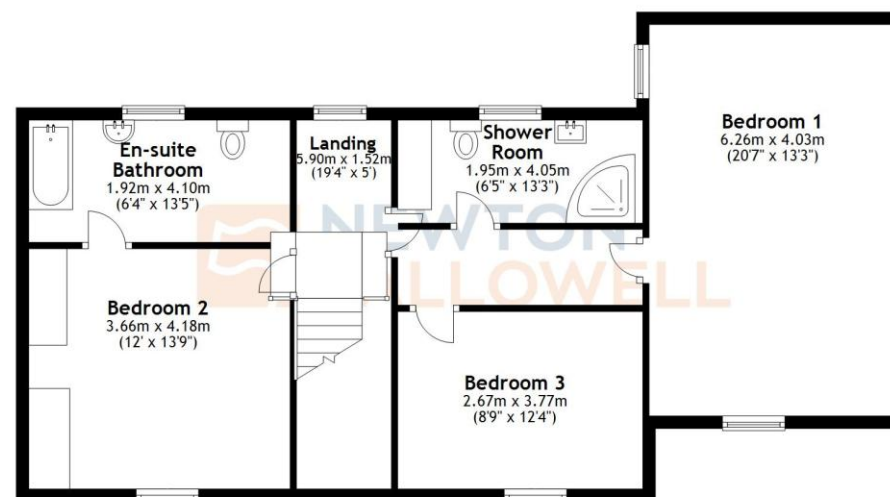
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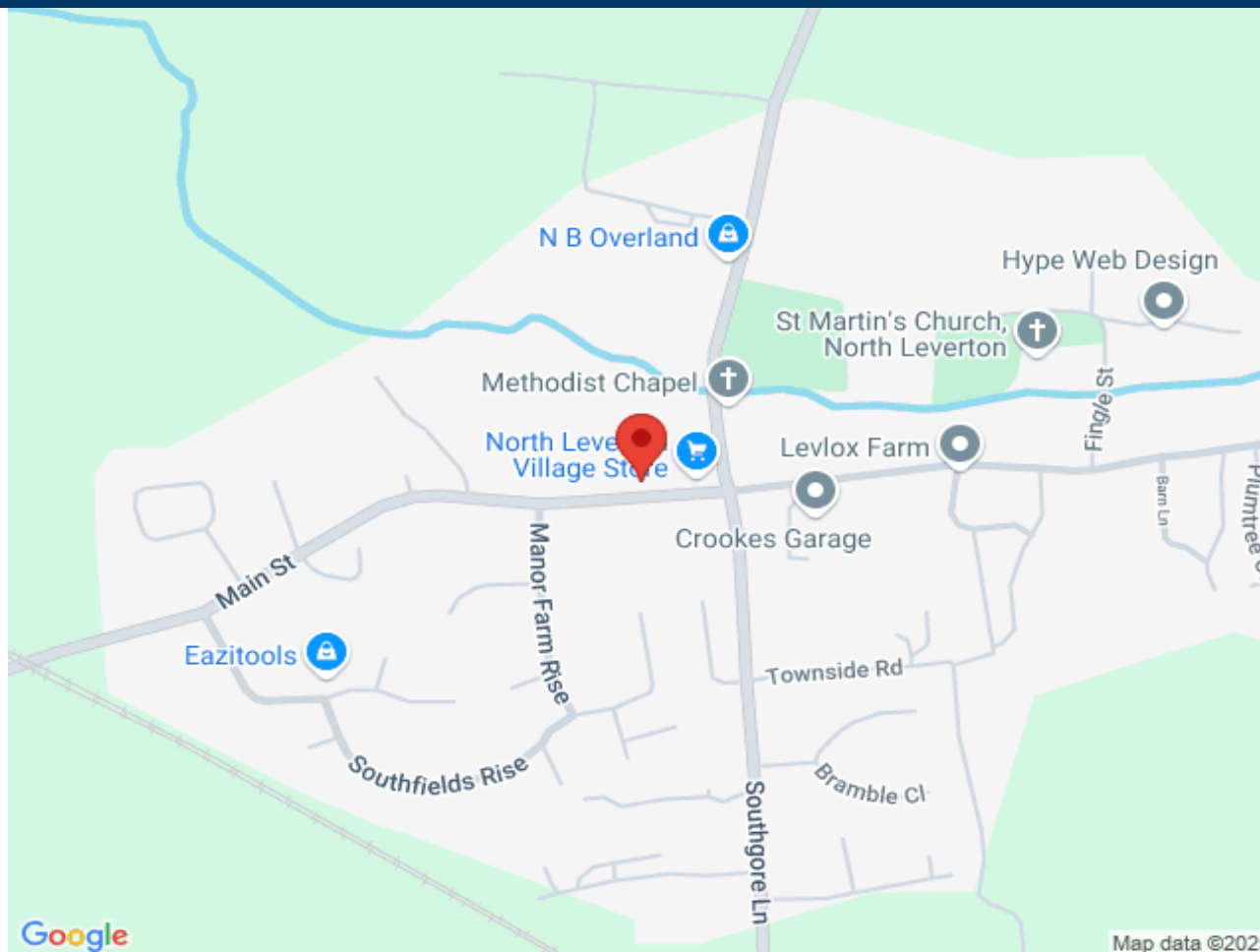
Ground Floor



First Floor



Total area: approx. 218.3 sq. metres (2350.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		