



## Sycamore Close, Stretton, Alfreton, Derbyshire DE55 6GQ

 4  2  1  B

**£325,000**

PINEWOOD





# Sycamore Close Stretton Alfreton Derbyshire DE55 6GQ



**£325,000**

**4 bedrooms  
2 bathrooms  
1 reception**

- WE LL PRESENTED FOUR BED DETACHED FAMILY HOME
- SINGLE DETACHED GARAGE AND AMPLE DRIVEWAY PARKING - CAR PORT TO SIDE - MOTORHOME/CARAVAN
- SET ON A GENEROUS CORNER PLOT - CU DE SAC LOCATION
- USEFUL STUDY/MULTI USE ROOM - GROUND FLOOR W.C/CLOAKROOM
- THROUGH LOUNGE DINER - FEATURE FIREPLACE AND UPVC DOOR TO REAR GARDEN
- ENSUITE WET ROOM TO BEDROOM ONE AND FAMILY SHOWER ROOM
- ENCLOSED LANDSCAPED REAR GARDEN AND AMPLE BLOCK PAVED PATIO
  - BUILT IN WARDROBES TO BEDROOM TWO
  - WELL EQUIPPED MODERN BREAKFAST KITCHEN
- GAS CENTRAL HEATING - SOLAR PANELS - UPVC DOUBLE GLAZING - EPC RATED B - COUNCIL TAX BAND B





Presenting an exquisite four-bedroom detached residence, nestled in the village of Stretton. This property boasts a generous corner layout and is positioned to capture panoramic views from the rear. The ground floor welcomes you with an inviting entrance hall, leading to a versatile study/multi use room, a convenient w.c/cloakroom, and an expansive lounge that flows into a formal dining area with feature fireplace and uPVC doors leading out to the rear garden. The well-appointed and modern breakfast kitchen completes the ground level.

Ascending to the first floor, one discovers four well-proportioned bedrooms, including a master dual aspect bedroom with an en-suite wet room and plenty of space for wardrobes. A family shower room services the remaining bedrooms, each with solid wooden doors. Bedroom two has built in wardrobes.

Set on an above-average sized corner plot, the outdoor space features meticulously manicured gardens and a substantial block paved patio area. Additional amenities include a carport with secure double gates to the side, and a powered single detached brick built garage plus driveway at the front, providing ample parking for up to four vehicles. This property represents a rare opportunity to acquire a home of distinction in a sought-after quiet Cul-de-sac location. uPVC Double Glazing, Gas Central Heating and Solar Panels.

**\*\*VIDEO TOUR - TAKE A LOOK AROUND\*\***

**\*\*PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION OR TO ARRANGE YOUR VIEWING\*\***

### ENTRANCE HALL/STAIRS AND LANDING

a composite partially glazed front door give entrance into the hallway, where upon we have bespoke hardwood flooring, radiator, uPVC double glazed window to the front which in turn leads to the w.c/cloakroom, study/multi use room and into the lounge via solid wood door. Off the first floor landing are four bedrooms and family shower room off, and useful over stairs cupboard space with small radiator ideal as airing cupboard.

### LOUNGE

14'0" x 11'7" (4.27 x 3.54)

uPVC Double glazed windows, bespoke hardwood flooring, coving to the ceiling, electric fire situated on the marble-based fireplace, useful under stairs cupboard space, following on into the

### DINING ROOM

11'2" x 9'1" (3.42 x 2.79)

The seamless bespoke flooring following on through from the lounge to uPVC patio doors leading to the rear garden and patio. We have coving to the ceiling, radiator, and semi glazed uPVC double doors leading to the breakfast kitchen.

### BREAKFAST KITCHEN

17'7" x 11'3" (5.38 x 3.43)

Containing a great range of wall and base units complete with utility cupboard with power and water supply, dishwasher, double sink unit with mixer tap, combination boiler situated to the corner, overhead rangemaster extractor fan unit, ample space for 4/6 person dining/breakfast table, uPVC windows and a partially glazed uPVC door leading to the rear garden.

### STUDY - MULTI USE ROOM

8'10" x 8'1" (2.71 x 2.47)

This room has excellent versatility used by the current vendor as a reading room the flexibility though makes it an excellent space. With uPVC window to the side garden, radiator and wall lights, leading back into the hallway.

### GROUND FLOOR W.C./CLOAKROOM

White two piece low flush wc and wash hand basin with mixer tap, with uPVC window to the side, radiator and towel holder.

### BEDROOM ONE

This dual aspect double bedroom has three uPVC glazed windows, fully carpeted, radiator, with coving to ceiling, high television point and power, with downlighter spot lamps, leading into the ensuite wet room.

### BEDROOM TWO

11'8" x 10'7" (3.56 x 3.25)

This is a double bedroom being carpeted with uPVC window to the rear with built in wardrobes/storage, far reaching views of the countryside, radiator.

### BEDROOM THREE

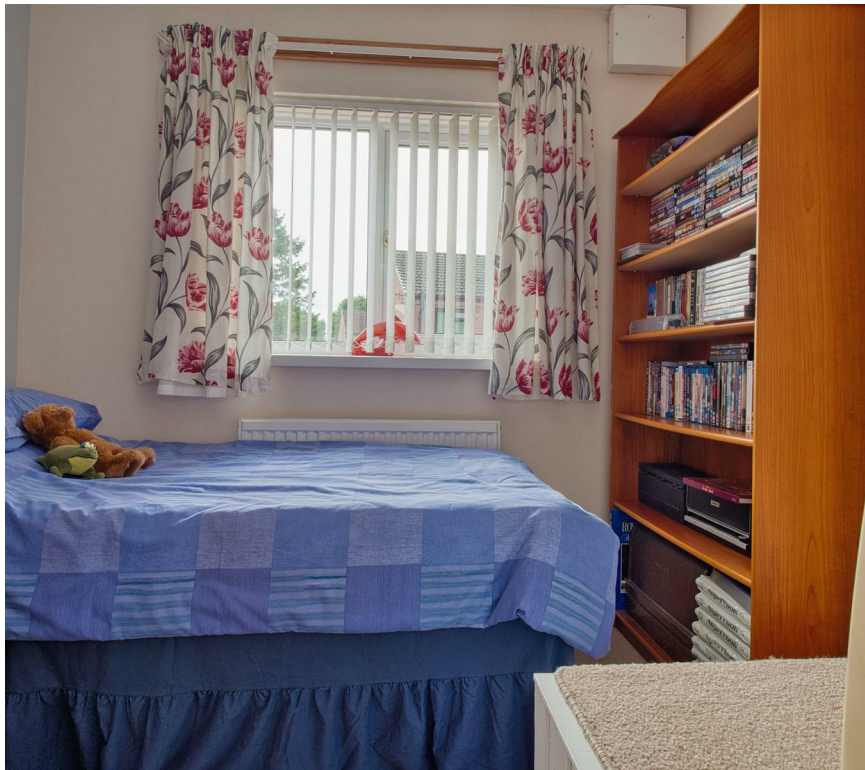
11'5" x 8'8" (3.50 x 2.66)

This is a double bedroom with uPVC window looking out to the front of the property, radiator, coving to the ceiling.

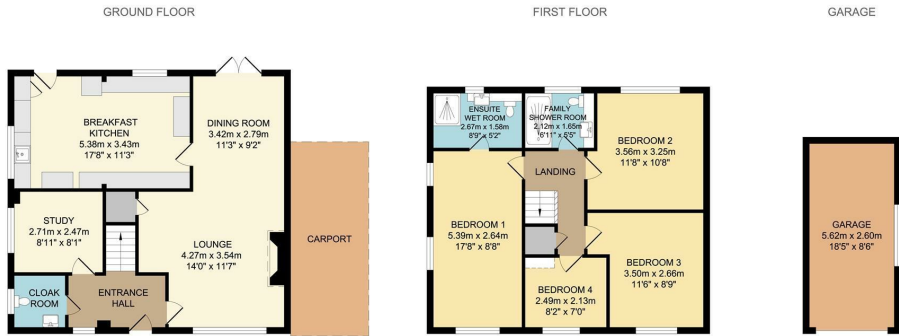
### BEDROOM FOUR

8'2" x 6'11" (2.49 x 2.13)

The smallest of the bedrooms and suitable for a single bed or could be utilised as a nursery, uPVC window to the front elevation, radiator.

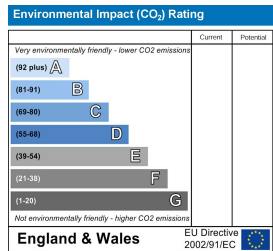
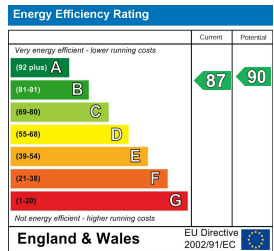






TOTAL FLOOR AREA : 137.3 sq.m ( 1478 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and are not intended to be used as a basis for any legal proceedings. The plan is for information purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and are guaranteed as to their condition or efficiency only as given.



### ENSUITE WET ROOM

8'9" x 5'2" (2.67 x 1.58)

containing a fully tiled walk in shower with electric shower unit, a two piece suite in white with mixer tap and low flush wc. A grey vanity unit with storage space below and surrounded with fully tiled walls with a red and cream tile, extractor fan, low energy spot lamps and a wall mounted chrome towel radiator.

### FAMILY SHOWER ROOM

6'11" x 5'4" (2.12 x 1.65)

Upgraded recently and containing a walk in shower, with overhead thermostatically controlled rainfall shower and an optional hand held shower, towel radiator in grey, two piece suite in white with mixer tap and low flush wc, grey vanity unit with storage space uPVC window, fully tiled with uPVC ceiling covering.

### SINGLE DETACHED GARAGE

18'5" x 8'6" (5.62 x 2.60)

This is a single detached brock built garage with up and over door, lighting and power.

### OUTSIDE

The front of the property is block paved from the house sweeping around to the garage, with the side of the property having a car port ideal for a caravan subject to height checks. The garage also situated at the front but set away from the property has a pull up garage door and also has power and lights to the garage. Externally to the rear there are gates to both sides of the property, to the side garden there is a single gate, and to the opposite side there are double gates from under the car port, ideal for trailer storage or similar. There is a large garden storage shed with access doors to the side. The rear of the property at ground level is mostly block paved giving a very large patio area with access from the dining room or the kitchen. This leads to a raised garden area which is lawned outlined with rockery and shrubs.

### GENERAL INFORMATION

Tenure: FREEHOLD

Council Tax Band-B

Gas Central Heating: Combi Boiler - fitted 2016

uPVC Double Glazing

Solar Panels

Total Floor Area: 1478.00 sq ft / 137.3 sq m

Loft; Pull Down Ladder, Insulation, Partially Boarded, Lighting and Power

Second Storey Extension 2012

### RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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