

Fletcher & Company

4 Sycamore Croft, Belper, DE56 1SL

£235,000

Freehold



- A Modern Semi Detached House
- Conveniently Positioned For Easy Access Into Belper Town Centre And Local Amenities
- Entrance Hall And Cloakroom/Wc
- A Comprehensively Fitted Dining Kitchen
- Sitting Room With French Windows To The Rear
- Three bedrooms
- Bathroom With Modern White Suite
- Delightful, Enclosed Rear Garden And Patio
- Drive Providing Off Road Parking For Several Cars
- Easy Reach Of The A6, A38, M1, The Peak District And Belper Rail Station





Summary

A modern semi detached house located conveniently for easy access into Belper town centre and all local amenities. Well positioned for access to Derby, A6, A38, M1, The Peak District and rail connection to London St Pancras and other major towns and cities.

Accommodation comprises : Entrance hall, cloakroom/Wc, a dining kitchen, sitting room with French doors to the rear garden, three bedrooms and a bathroom.

A driveway to the side provides off road parking for several cars. To the rear is a delightful, enclosed garden and patio.

The house is offered with vacant possession/no chain.

An internal inspection is highly recommended to appreciate the layout and position.

F&C

Accommodation

Entrance Hall

6'10" x 3'7" (2.09 x 1.11)

With a double glazed entrance door, a tiled floor, a central heating radiator and stairs lead off to the first floor.

Cloakroom/WC

4'6" x 3'0" (1.39 x 0.92)

Appointed with a two-piece white suite comprising a low flush WC and a wall mounted wash hand basin with tiling to the splashback. There is a double glazed window to the front, a central heating radiator and a tiled floor.

Dining Kitchen

13'8" x 11'7" (4.18 x 3.54)

Comprehensively fitted with a range of modern base cupboards, drawers and eyelevel units with a complementary roll top worksurface over incorporating a stainless steel sink/ drainer unit with mixer tap. Integrated appliances include an electric oven, a gas hob, an extractor fan with light and a dishwasher. There is plumbing for an automatic washing machine and space for a fridge/freezer. Having tiling to the splashback areas, a wood grain effect floor, a central heating radiator and a double glazed window to the front. There is a concealed boiler (serving domestic hot water and central heating system). A door leads to the sitting room.



Sitting Room

14'9" x 11'3" (4.52 x 3.44)

Having a woodgrain effect floor, a central heating radiator, a UPVC double glazed window overlooking the garden and UPVC double glazed French doors provide access to the garden and patio. An under stairs cupboard provides excellent storage space.



On The First Floor

Landing

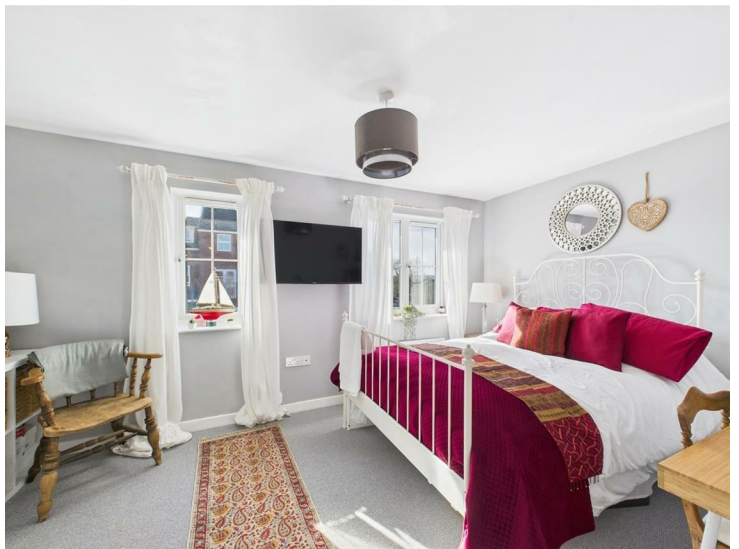
8'5" x 6'1" (2.59 x 1.86)

With a central heating radiator and access to the roof space.

Bedroom One

14'9" x 9'5" (4.51 x 2.89)

With a central heating radiator and two UPVC double glazed windows to the front elevation. An over stairs cupboard provides excellent storage space.



Bedroom Two

9'5" x 8'0" (2.89 x 2.45)

With a central heating radiator and a UPVC double glazed window overlooking the rear garden.



Bedroom Three

6'5" x 6'4" (1.97 x 1.95)

Having a central heating radiator and a UPVC double glazed window overlooking the rear garden.



Bathroom

8'5" x 5'4" (2.57 x 1.64)

Appointed with a three-piece white suite comprising a panelled bath with electric shower over and glass shower screen, a pedestal wash handbasin and a low flush WC. There is complimentary tiling to all the splashback areas, a wall mounted chrome heated towel rail, a luxury vinyl floor, an extractor fan and a double glazed window with frosted glass.



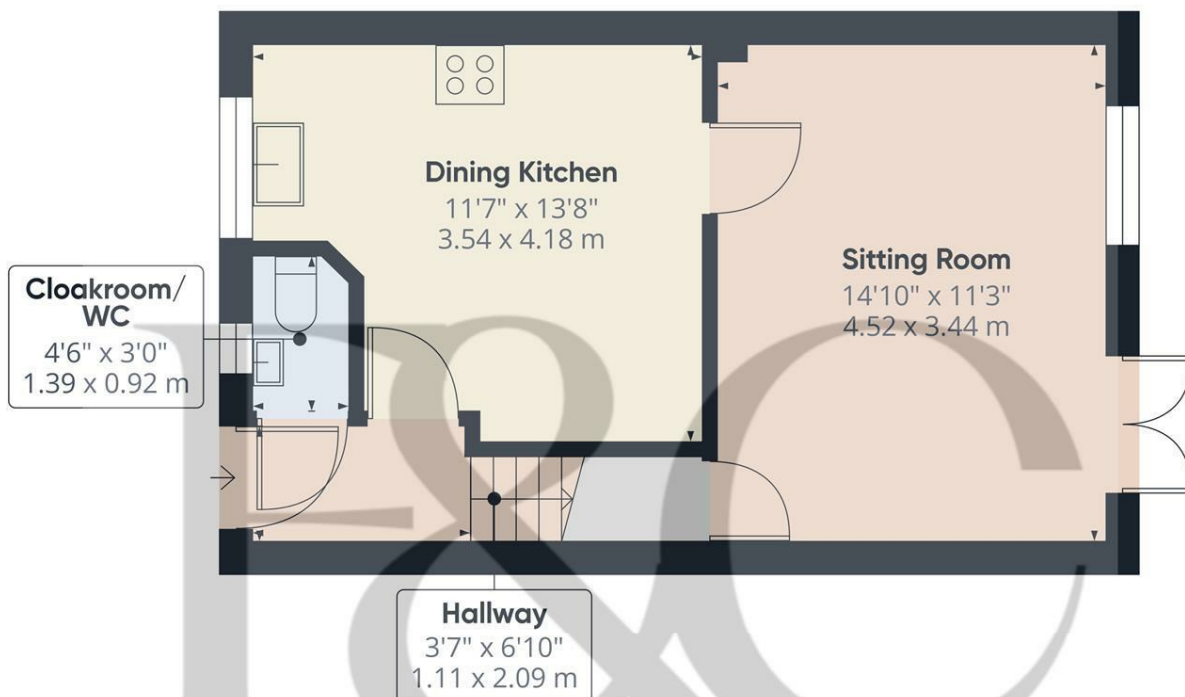
Outside

To the front a path provides access to the front door. A driveway to the side provides off road parking for 2-3 cars and a gate to the side provides access to the rear garden.

The rear garden has an enclosed surround and has a decked patio, garden with artificial lawn and a further paved patio. There is a hand built summerhouse/treehouse, outside lighting and a tap.

We are informed by the vendor that an electric car charging point is being installed week commencing 10th March 2025.

Council Tax Band B



Approximate total area⁽¹⁾

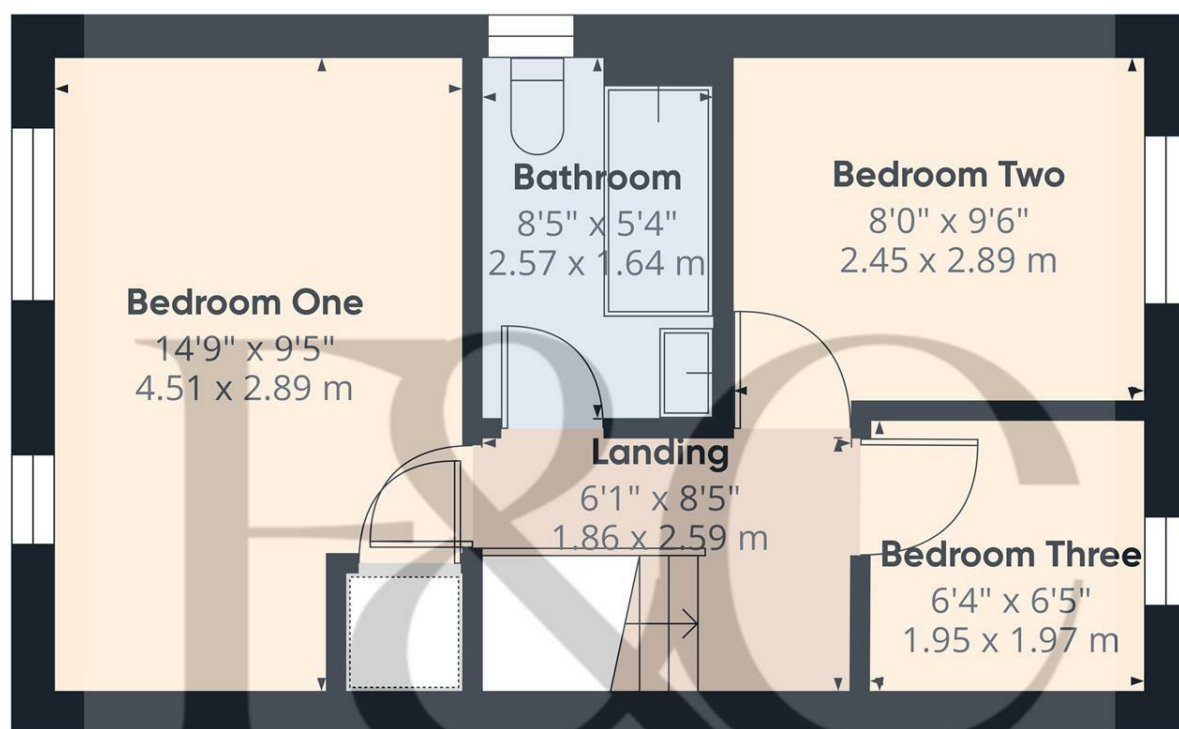
364.47 ft²
33.86 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area⁽¹⁾

334.33 ft²
31.06 m²

(1) Excluding balconies and terraces.

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4 Sycamore Croft
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DE56 1SL

Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	