



Sycamore Gardens  
Heanor





## Property Description

\*\*\* Sough After Cul-De-Sac Location \*\*\*

Early viewing comes highly advised on this spacious four bedroom townhouse, benefiting from an en-suite to the master bedroom and a private rear garden. In brief property comprises entrance hall, guest WC, kitchen with integrated appliances and spacious living room benefiting from french doors leading to the rear garden. To the first floor the landing gives access to three bedrooms and the Jack N Jill family bathroom. The master bedroom is situated to the second floor along with the en-suite.

Outside the property is set back from the road with a driveway and garage providing off street parking. The rear garden has a generous patio area and steps leading down to lawn.

## Entrance Hall

Entrance through a double glazed door to the front elevation, wood effect flooring, stairs to the first floor, central heating radiator and doors to the guest WC, kitchen and living room.

## Guest Wc

With a low level WC, wash basin, tiled splash-backs, central heating radiator, wood effect flooring and extractor fan.

## Kitchen

14' 2" x 7' 5" ( 4.32m x 2.26m )

Fitted with a range of wall and base units, work surface with inset sink and drainer, integrated oven, gas hob with extractor over, tiled splash-backs, integrated washing machine, space for fridge freezer, central heating radiator and a uPVC double glazed window to the front elevation.

## Living Room

15' 7" x 13' 6" ( 4.75m x 4.11m )

With carpet flooring, central heating radiator, feature fireplace, TV point, uPVC double glazed window to the rear elevation and a uPVC double glazed french door to the rear elevation opening to the garden.

## First Floor

## Landing

Carpet flooring, central heating radiator, uPVC double glazed window to the side elevation and doors to the three bedrooms and bathroom.

## Bedroom Two

15' 7" x 10' 6" ( 4.75m x 3.20m )

Offering access into the main bathroom, carpet flooring, fitted wardrobes, central heating radiator and two uPVC double glazed windows to the rear elevation.

## Bedroom Three

9' 10" x 8' ( 3.00m x 2.44m )

With carpet flooring, central heating radiator

and a uPVC double glazed window to the front elevation.

### Bedroom Four

7' 2" x 6' 3" ( 2.18m x 1.91m )

Carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation.

### Family Bathroom

Four piece suite comprising panelled, shower cubicle, low level WC, wash basin, tiled splash-backs, tiled flooring and a heated towel rail.

### Second Floor

#### Landing

Carpet flooring and door to the master bedroom.

### Master Bedroom

16' 7" x 8' 1" ( 5.05m x 2.46m )

Carpet flooring, fitted wardrobes, central heating radiator, window to the front elevation and door to en-suite.

### En-Suite

Three piece suite comprising shower cubicle, wash basin, low level WC, tiled splash-backs, heated towel rail and a velux style window to the rear elevation.

### Outside

Outside the property is set back from the road

with a driveway and garage providing off street parking. The rear garden has a generous patio area and steps leading down to lawn.



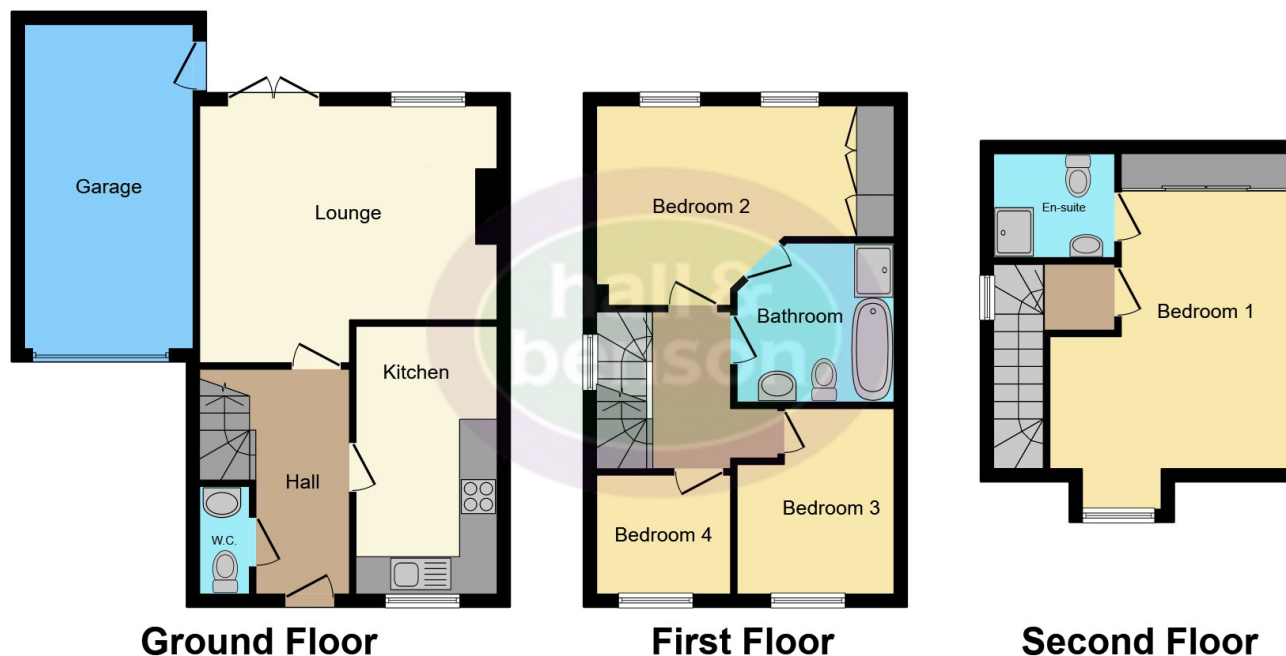












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**EPC Rating: C**

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