


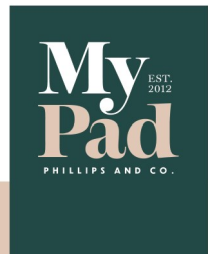
4 Bed House - Detached

Price £375,000

 Sycamore Close, Etwall, Derby, DE65 6JS




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RARELY AVAILABLE LOCATION - SUBSTANTIAL SOUTH EASTERLY FACING MATURE PLOT - IMMENSE POTENTIAL - CUL DE SAC POSITION. Delightful well cared for gas centrally heated and UPVC double glazed detached family home situated in this sought after south Derbyshire village, offering immense potential to improve / extend (Subject to local authority planning consents). In brief; reception hall, guest's cloakroom / Wc, sitting room, dining room, refitted breakfast kitchen. On the first floor a landing leads to four bedrooms and bathroom with white suite. Outside, the property stands on a substantial mature plot with driveway, carport and garage. Freehold. Energy rating. Council tax band E.

Canopied Storm Porch

To:-

Reception Hall



Having timber and opaque double glazed entrance door, radiator, understairs storage cupboard and staircase to first floor.



Guest's Cloakroom / Wc



Having white two piece suite comprising; low flush wc and wash hand basin nestling on a white high gloss vanity unit with tiled splash backs and UPVC opaque double glazed window to front aspect.

Sitting Room 15'1" x 12'2" (4.60 x 3.73)



Currently used as a dining room and having a coal effect living flame fire on a raised hearth, television connection point, radiator and UPVC double glazed window. Twin glazed butler doors leads to the:-



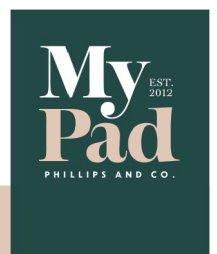
Dining Room 13'0" x 8'10" (3.97 x 2.70)



Currently used as a sitting room and having a radiator, television connection point, UPVC double glazed window and adjacent French door giving views and access over the south easterly facing mature rear garden. A door leads to the:-


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Well Equipped Breakfast Kitchen 17'5" x 8'9" (5.33 x 2.69)



Having been comprehensively refitted to provide a full range of high gloss soft close wall, base and drawer units with laminated working surfaces, inset stainless steel four burner gas hob with matching electric fan assisted double oven and grill, space and plumbing for automatic washing machine and slim line dish washer, space for fridge freezer and dryer, matching breakfast barn, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, Worcester wall mounted combination gas boiler, complimentary ceramic tiled splash backs with contrasting vinyl floor, radiator, UPVC double glazed window to rear aspect and composite and double glazed stable style door to rear garden.



First Floor Landing
With access to roof space, full height airing/storage cupboard and UPVC double glazed window to front aspect.

Principal Bedroom 10'11" x 10'7" plus wardrobe depth (3.35 x 3.24 plus wardrobe depth)



Having a range of full length built in wardrobes, radiator and UPVC double glazed window to rear aspect.

Garden View



Bedroom Two 12'10" x 10'6" plus wardrobe depth (3.93 x 3.22 plus wardrobe depth)



Having a range of full width fitted wardrobes, radiator and UPVC double glazed window to front aspect.



Bedroom Three 12'5" x 8'5" (3.80 x 2.58)




Having radiator and UPVC double glazed windows to both side and front aspects.

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Bedroom Four 8'7" x 8'2" (2.64 x 2.51)



Currently used as a home office and having radiator and UPVC double glazed window to rear aspect.

Bathroom



Having white three piece suite comprising; low flush wc, wash hand basin sited on a white vanity unit and panelled bath with shower attachment and mixer tap over, complimentary tiled walls, radiator and UPVC double glazed window to rear aspect.

Outside



The property occupies a delightful substantial mature plot, at this sought after and rarely available cul-de-sac position. To the front is a dwarf boundary wall with sweeping shaped lawn together with privet hedged boundary and shrubbed borders. An adjacent tarmac fore court and driveway gives car standing and leads to the large car port, together with a brick garage, measuring internally 5.08 x 2.61m, having up and over door, side personal door and supplied with power and light. The sizeable south easterly facing rear garden is enclosed by close panelled fencing together with a screen of well trimmed hedging, laid to a sweeping shaped lawn with patio area, deep filled mature shrubbed borders and trees, ornamental pond, cold water tap, outside electric point and garden lighting.




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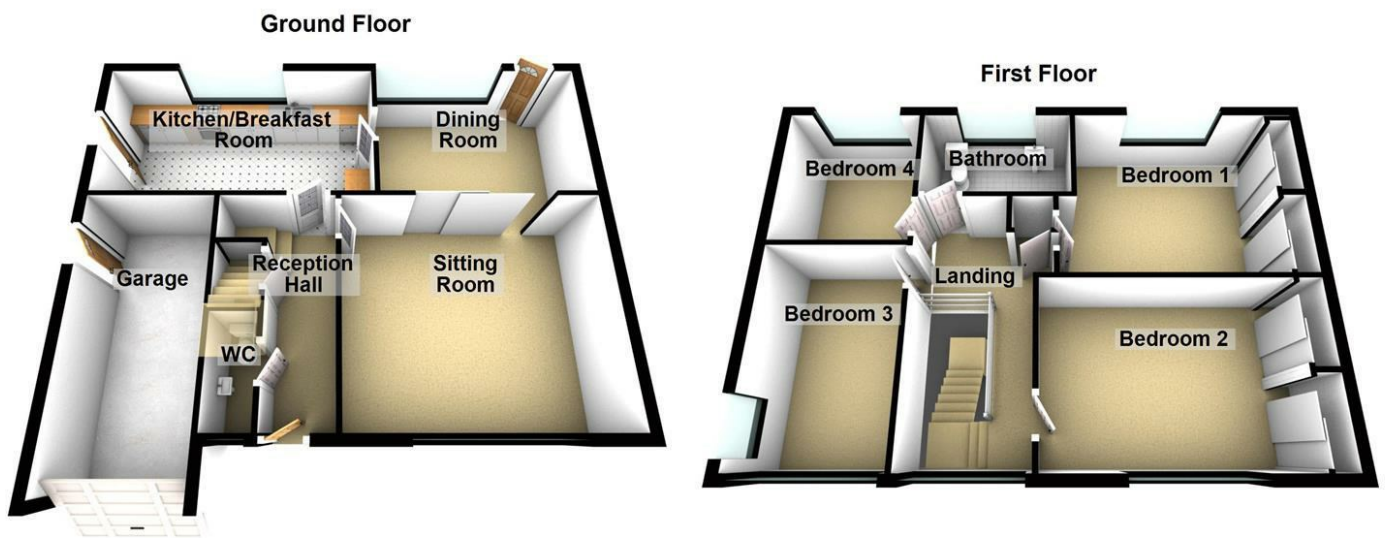
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		82
Energy efficient - lower running costs	B	70	
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Not energy efficient - higher running costs	F		
Very not energy efficient - higher running costs	G		

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