



5 Bed House - Detached

Sycamore House, 2 Cedar Close, Duffield, Belper DE56 4FU
Offers Around £925,000 Freehold



5



2



3



Fletcher
& Company

www.fletcherandcompany.co.uk

- Impressive Family Detached Home – Over Three Storeys
- Ecclesbourne School Catchment Area
- Very Private Position – Just Two Homes
- Lounge – Feature Media Wall
- Family Room/Snug
- Living Kitchen/Dining Room with Appliances & Dekton Worktops
- Utility Room & Cloakroom
- Five Generous Bedrooms & Three Bathrooms
- Attractive Landscaped Gardens
- Block Paved Driveway With Attached Store

ECCLESBOURNE SCHOOL CATCHMENT AREA – VERY PRIVATE POSITION – Welcome to Sycamore House, an impressive five bedroom, three bathroom detached family home nestled in Cedar Close.

This splendid home is over three-storeys and provides ample room for family life and entertaining.

The house is set in a very private position, accessed via a driveway, shared with just one other home, offering a sense of exclusivity and peace.

The attractive landscaped gardens are generous in size, providing a wonderful outdoor space for children to play or family gatherings.

Convenience is at your doorstep, as this property is ideally located near local shops, bus and train services, as well as a selection of pubs, restaurants, and schools.

The Location

The village of Duffield is situated approximately 5 miles north of Derby along the main A6 arterial road and the village in turn has an excellent range of local shops, public houses, restaurants, supermarket, tennis and squash club, Chevin golf club, recreational facilities including the Eyes Meadow Nature reserve. Local primary schools include William Gilbert Endowed School, Meadows Primary School and the well-known Ecclesbourne Secondary School. Duffield is also positioned along the East Midlands Mainline and is within easy reach of famous attractions such as Chatsworth House and the historic spa town of Matlock.

Accommodation

Ground Floor

Entrance Hall

11'8" x 9'2" (3.57 x 2.80)

With half glazed entrance door, underfloor heating and feature staircase with inset lighting and attractive balustrade leading to first and second floors.



Secret Coat/Shoe Cupboard

With coat hangers, shelving, spotlight and door with inset mirror.

Cloakroom

6'7" x 4'3" (2.02 x 1.30)

With low level WC, fitted wash basin with chrome fittings, underfloor heating, attractive tile splashbacks, extractor fan, sensored lighting and internal panelled door with chrome fittings.

Lounge

17'1" x 13'4" (5.21 x 4.08)

With feature media wall with spotlights, fitted base cupboards with slate worktops, inset living flame gas fire, TV alcove space, coving to ceiling, spotlights to ceiling, feature panelled wall, underfloor heating, two matching double glazed windows both having leaded finish and internal panelled door with chrome fittings.



Kitchen Area

With feature kitchen island incorporating Dekton worktops with four ring induction hob with extractor hood over and fitted base cupboards and drawers underneath, a further range of wall and base fitted cupboards with matching Dekton worktops, single stainless steel sink unit with mixer/boiling tap, concealed worktop lights, built-in electric fan assisted oven, built-in microwave, generous sized integrated fridge, two integrated freezers, integrated dishwasher, underfloor heating, coving to ceiling, spotlights to ceiling and double glazed bifold doors opening onto porcelain tiled terrace/patio area.



Dining Area

With underfloor heating, coving to ceiling, double glazed window to front with leaded finish and open space leading to kitchen area.



Living Kitchen/Dining Room

28'4" x 12'11" (8.66 x 3.96)



Store Cupboard

4'5" x 2'9" (1.36 x 0.84)

With shelving, light and panelled door with chrome fittings.

Family Room/Snug

25'2" x 11'4" (7.69 x 3.47)

With underfloor heating, built-in cupboard, coving to ceiling, three double glazed windows overlooking private gardens and open square archway leading into living kitchen/dining room.



Utility Room

12'9" x 5'6" (3.91 x 1.70)

With single stainless steel sink unit with mixer tap, fitted worktop, fitted base cupboard, plumbing for automatic washing machine, space for tumble dryer, tile flooring, electric wall heater, two double glazed windows, double glazed door giving access to garden and panelled door giving access to boiler cupboard.



Boiler Cupboard

4'5" x 3'0" (1.37 x 0.93)

With high efficiency hot water cylinder, central heating boiler, power and light.

First Floor Landing

12'2" x 9'5" x 7'2" x 7'1" (3.71 x 2.89 x 2.19 x 2.18)

With feature panelled wall, radiator, double glazed window with fitted blind to front and staircase with attractive balustrade leading to second floor.

Bedroom Two

16'2" x 13'6" (4.95 x 4.12)

With radiator, two double glazed windows and internal panelled door with chrome fittings.



Wardrobe Area

4'7" x 4'6" (1.41 x 1.38)

With two built-in double wardrobes and internal panelled door with chrome fittings.

En-Suite

8'10" x 6'5" (2.71 x 1.96)

With walk-in shower with chrome fittings, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring with underfloor heating, heated towel rail/radiator, wall mounted illuminated mirror, spotlights to ceiling, wall mounted bathroom cupboard, double glazed window to rear and internal panelled door with chrome fittings.



Bedroom Three/Study

17'6" x 14'7" (5.35 x 4.46)

With solid oak wood flooring, three radiators, storage into eaves, fitted cupboards providing storage with matching fitted twin desks both having drawers, attached spotlights to ceiling, two double glazed Velux windows to rear, two double glazed dormer windows to front, both having leaded finish and internal panelled door (plumbing for en-suite if desired).



Bedroom Four

11'2" x 11'0" (3.41 x 3.36)

With built-in double wardrobe, radiator, coving to ceiling, double glazed window with leaded finish to front and internal panelled door with chrome fittings.



Bedroom Five

11'5" x 8'11" (3.49 x 2.74)

With built-in wardrobes, radiator, coving to ceiling, double glazed window to rear and internal panelled door with chrome fittings.



Family Bathroom

9'4" x 7'4" (2.87 x 2.24)

With bath, fitted wash basin with fitted base cupboard underneath, low level WC, separate shower cubicle with shower, underfloor heating, tile splashbacks, heated towel rail/radiator, spotlights to ceiling, illuminated mirror, bathroom wall cupboard, double glazed window and internal panelled door with chrome fittings.



Second Floor Landing

3'5" x 2'10" (1.06 x 0.88)

With door giving access to main bedroom suite.



Main Bedroom Suite

18'4" x 15'6" (5.59 x 4.73)

With two radiators, built-in wardrobes with sliding mirrored doors, double glazed Velux style window, double glazed dormer window to rear with fitted blind, spotlights to ceiling and open space leading to en-suite bathroom.



En-Suite Bathroom

14'11" x 14'6" (4.56 x 4.44)

With jacuzzi bath, twin wash basins both having fitted base cupboard underneath, walk-in double wet room/shower style with chrome fittings including shower, two matching chrome radiators, tile flooring with underfloor heating, two double glazed Velux style windows to front, double glazed dormer window with fitted blind to rear, spotlights to ceiling, extractor fan and additional built-in storage cupboard with clothes rail.



Separate WC

4'0" x 3'0" (1.23 x 0.93)

With tile floor with underfloor heating, extractor fan, WC and internal panelled door with chrome fittings.

Garden

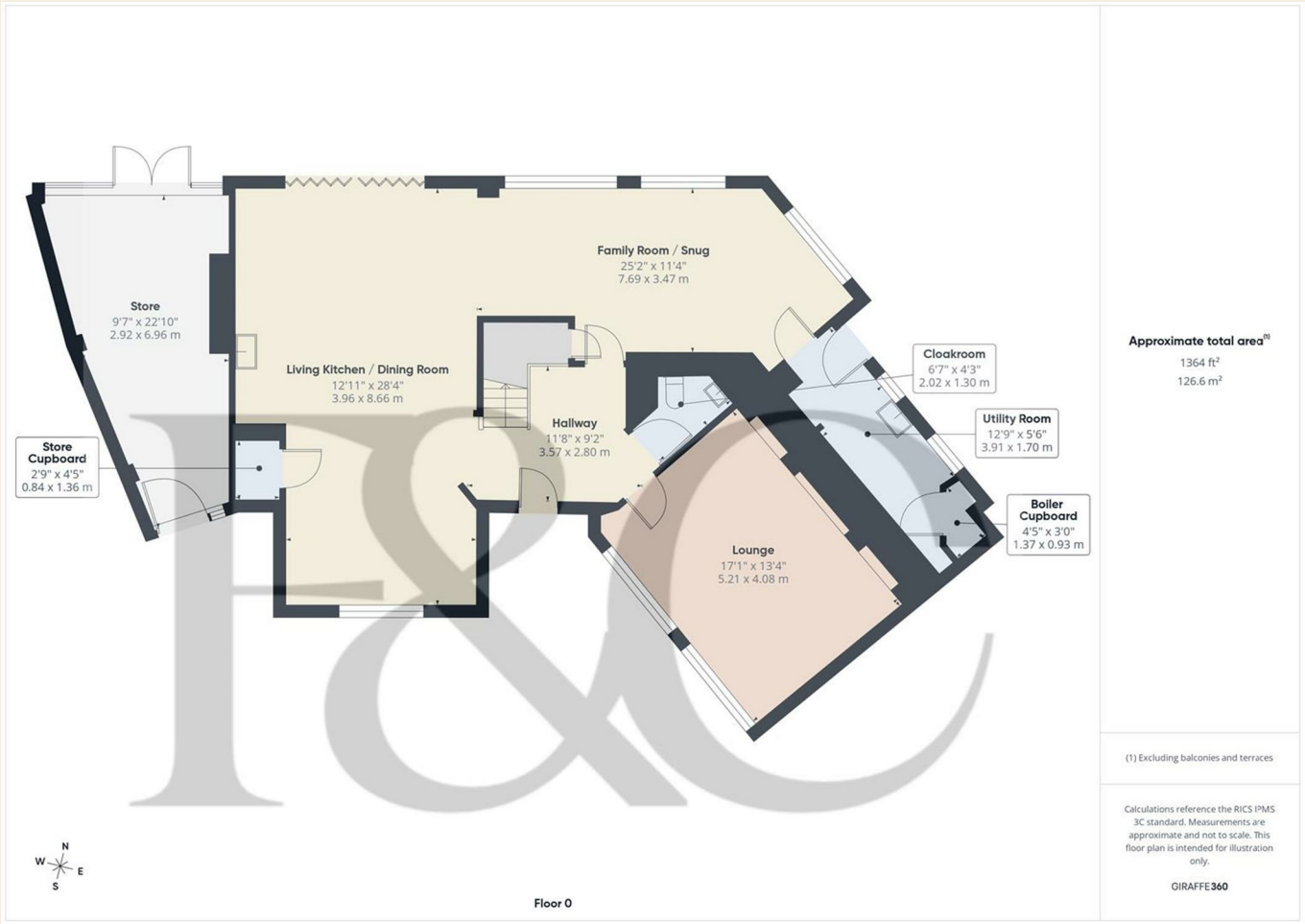
The property benefits from a very private, enclosed rear garden enjoying shaped lawns with feature specimen tree, complemented by porcelain patio/terrace area providing a pleasant sitting out and entertaining space and including a kitchen garden area with raised beds with low brick wall and lighting.



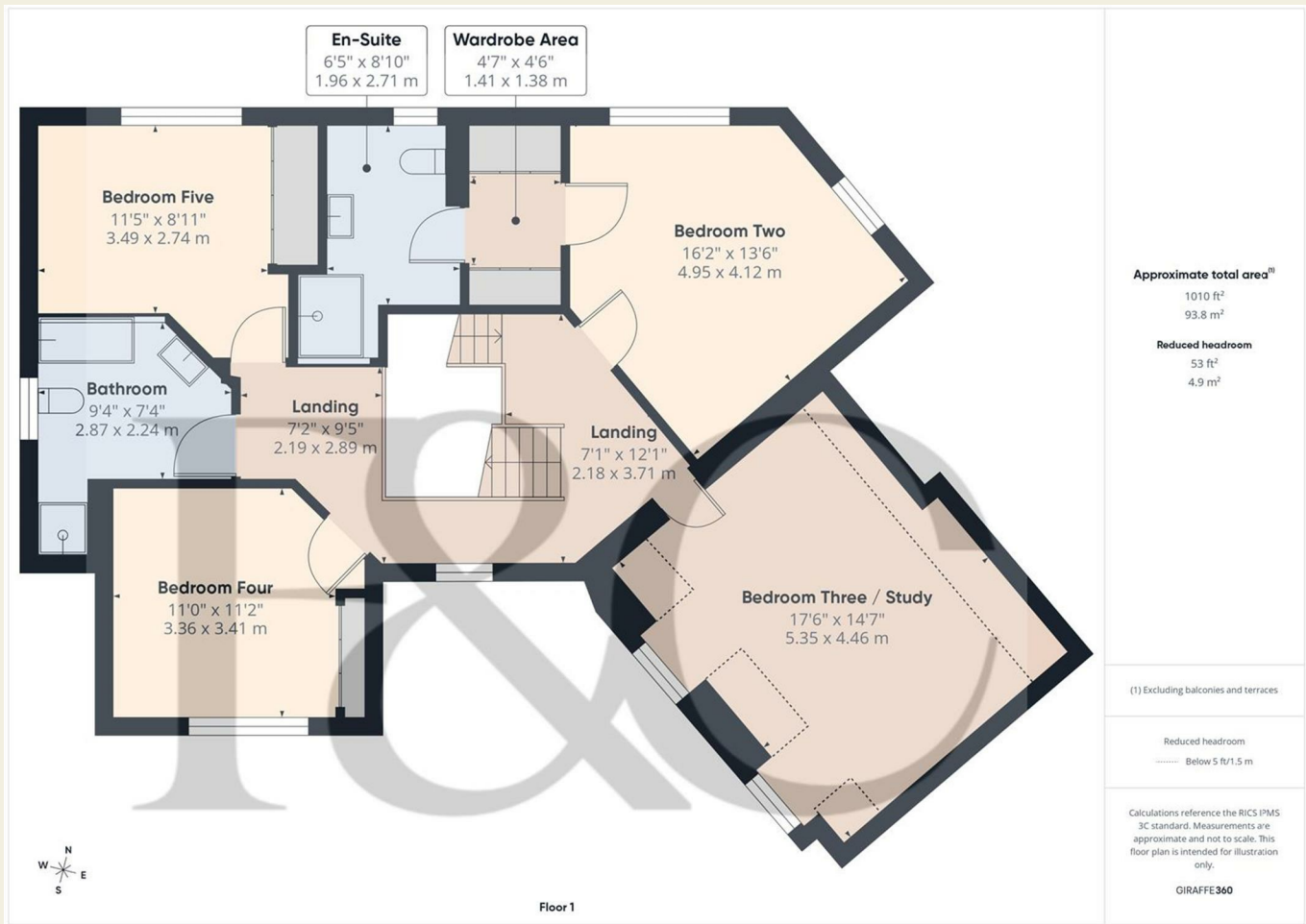
Driveway

A block paved driveway provides cars standing spaces for three vehicles.

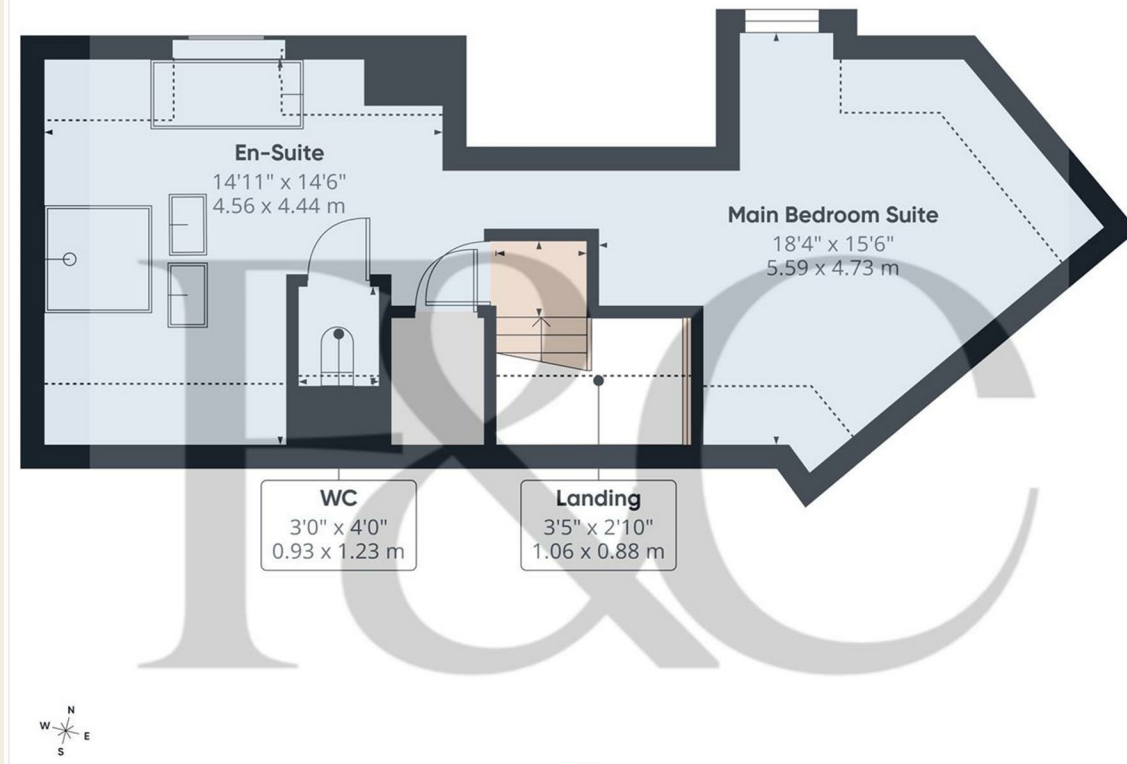
Attached Store
22'10" x 9'6" (6.96 x 2.92)
With front and rear access doors, power and lighting.
Council Tax Band G



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Approximate total area^m
443 ft²
41.2 m²
Reduced headroom
89 ft²
8.2 m²

(1) Excluding balconies and terraces

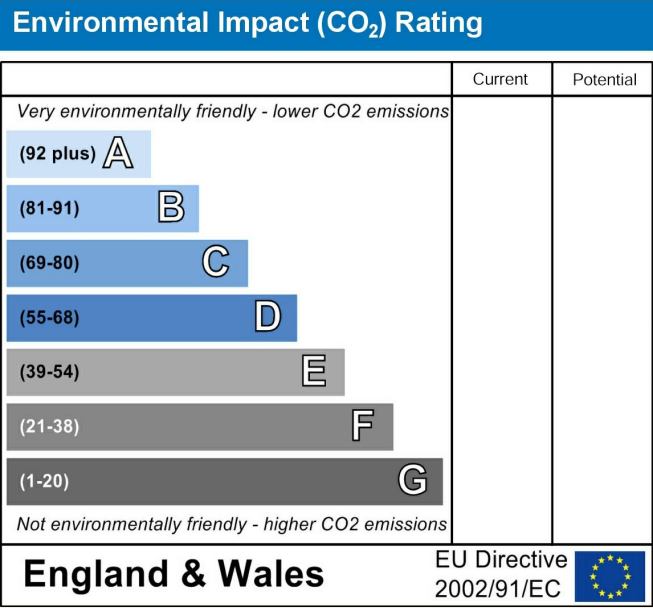
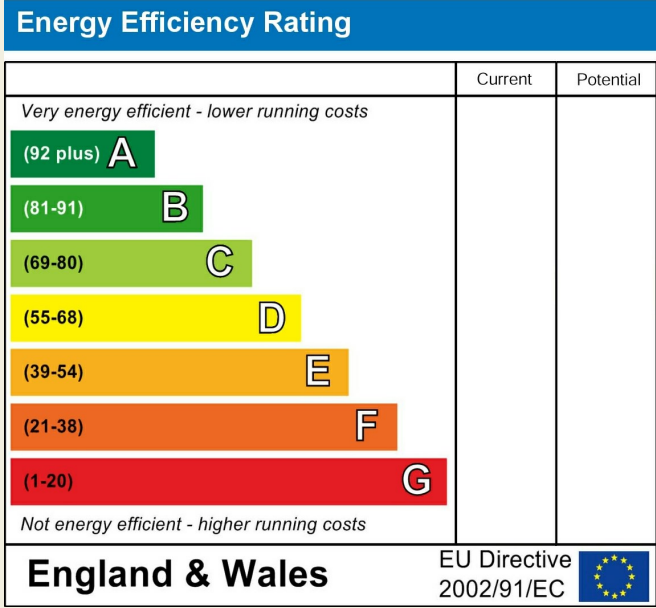
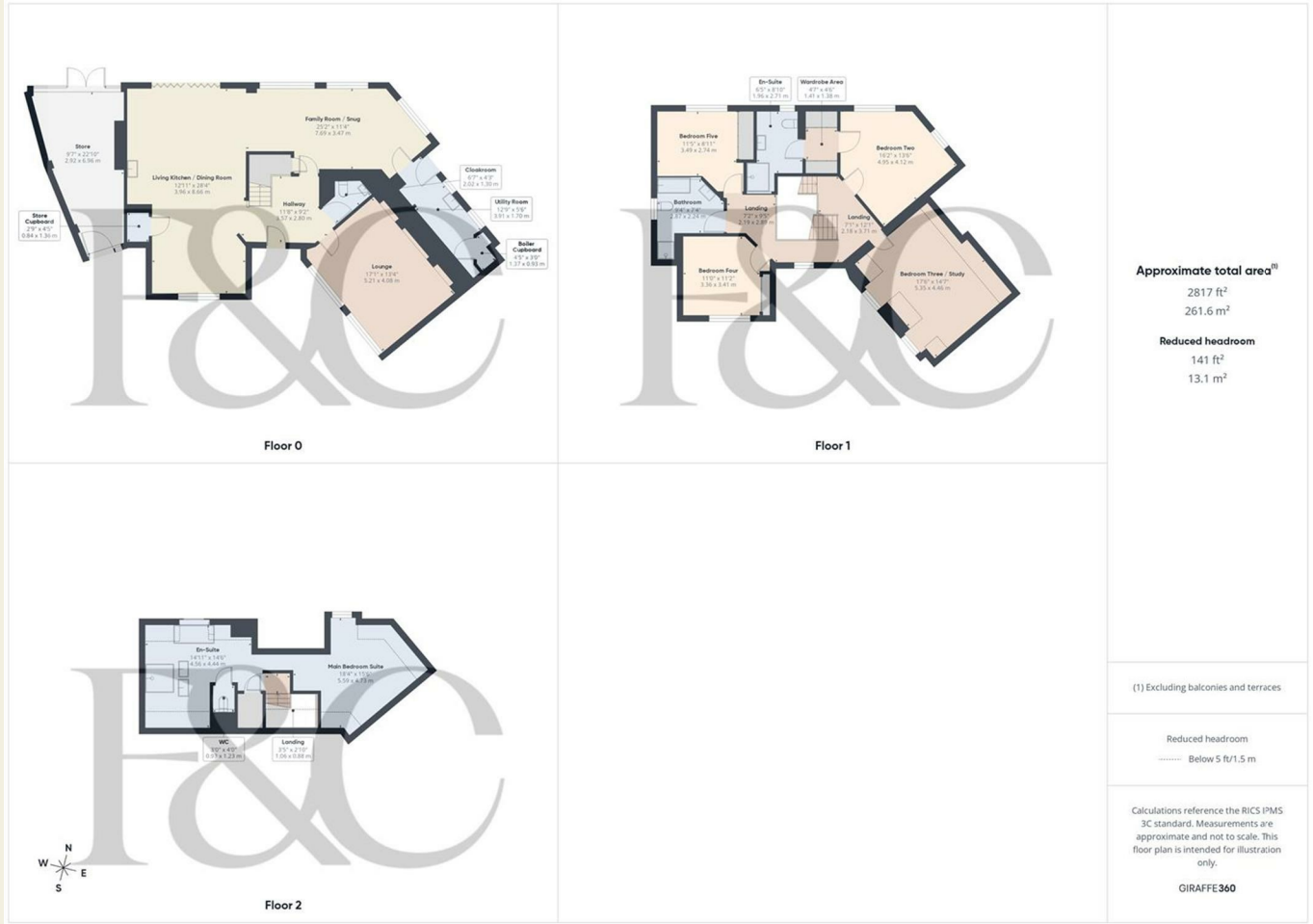
Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2

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