



£475,000

4 Bedroom Detached House for sale
Sycamore House Westhill, Uttoxeter



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SALES AND LETTINGS



Overview

Impressive Bespoke Four-Bedroom Detached Home with Double Garage & Further Potential



Key Features

- Double Fronted Property
- Detached Double Garage with Converted Loft Space
- Zone Controlled Underfloor Heating
- Expansion Opportunities into the Loft Space
- Quiet & Peaceful Location
- Zonal Controlled Underfloor Heating
- Bespoke & Unique Family Home
- Well Established and Maintained Gardens with Covered Seating Areas









A substantial and individually designed four-bedroom detached family home, occupying a peaceful position in Uttoxeter, offering generous living accommodation, excellent flexibility and exciting potential for further expansion.

From the moment you approach, this attractive double-fronted property makes an excellent first impression. Set back from the road behind a particularly generous driveway, there is ample off-road parking leading to a detached double garage, while the attractive frontage gives the property a distinctive and imposing presence.

Internally, the accommodation is equally impressive, combining well-proportioned rooms with a layout that has been thoughtfully designed for modern family life. The ground floor offers a superb balance of formal and informal living, with the added benefit of a dedicated study, separate utility and guest cloakroom. In addition, the whole ground floor has the added benefit of underfloor heating which has zonal control

The welcoming entrance and dining hall provides an excellent introduction to the property, creating a generous space for greeting guests and enjoying family meals. From here, the accommodation flows naturally into the principal living areas.

The dual-aspect lounge is a particularly comfortable room, enjoying plenty of natural light and providing an inviting space in which to relax. A contemporary wall-mounted fireplace creates an attractive focal point, while the dual aspect helps give the room a bright and airy feel. For those working from home, the separate study is a valuable addition.

At the heart of the home is the impressive open-plan kitchen and family living space. Fitted with attractive wooden units, integrated appliances and tiled flooring, the kitchen provides an excellent practical and social hub for the house. The adjoining family area benefits from an abundance of natural light and views across the garden, with French doors opening directly onto the outside space. This creates a lovely connection between the indoor and outdoor areas and makes the room particularly well suited to family life and entertaining.

Upstairs are four well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes and an en-suite shower room. Three further bedrooms, again with built-in wardrobes and are served by a modern family

bathroom.

A particularly appealing feature is the attic truss construction, offering excellent potential to create additional accommodation within the main roof space, subject to the necessary permissions and regulations.

Another of the property's standout features is undoubtedly the detached double garage, which offers considerably more than simply secure vehicle and storage space.

The first floor has been converted to provide a large, powered and lit room, offering an extremely versatile additional area. Depending upon individual requirements, this could make an excellent home office, hobby room, games room, studio or teenager's retreat.

Outside, the property continues to provide excellent space for family life and entertaining. The rear garden offers a good degree of privacy and includes a timber-framed sheltered gazebo and decking area, creating an ideal setting for outdoor dining, entertaining friends or simply relaxing during the warmer months.

The covered seating area also provides a useful, sheltered space when the British weather isn't quite behaving itself!

Overall, this is a distinctive and generously proportioned family home which offers far more than might initially meet the eye. An impressive and versatile family home that really needs to be viewed to appreciate the accommodation and potential on offer.

Dining Hall

14' 11" x 14' 1" (4.55m x 4.30m)

Lounge

13' 11" x 10' 5" (4.25m x 3.20m)

Kitchen Diner

16' 4" x 14' 11" (5.00m x 4.55m)

Study/Family Room/Play Room

10' 5" x 6' 6" (3.20m x 2.00m)

Utility

5' 2" x 5' 1" (1.60m x 1.55m)

Bedroom 1

13' 1" x 10' 5" (4.00m x 3.20m)

Bedroom 2

10' 7" x 10' 5" (3.25m x 3.20m)

Bedroom 3

12' 7" x 8' 6" (3.85m x 2.60m)

Bedroom 4

10' 11" x 9' 2" (3.35m x 2.80m)

Bathroom

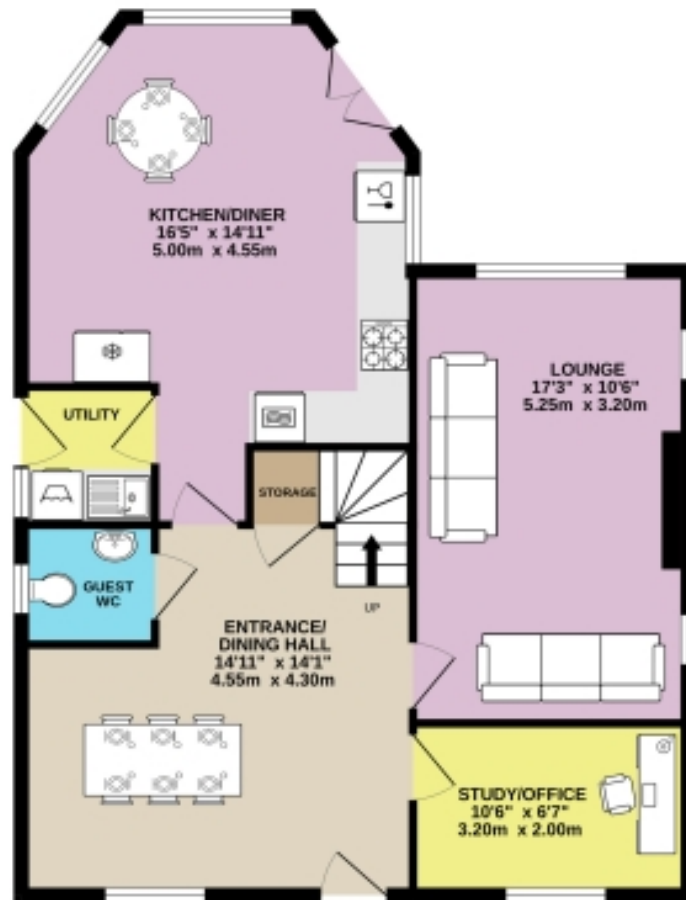
7' 4" x 6' 2" (2.25m x 1.90m)

Double Garage

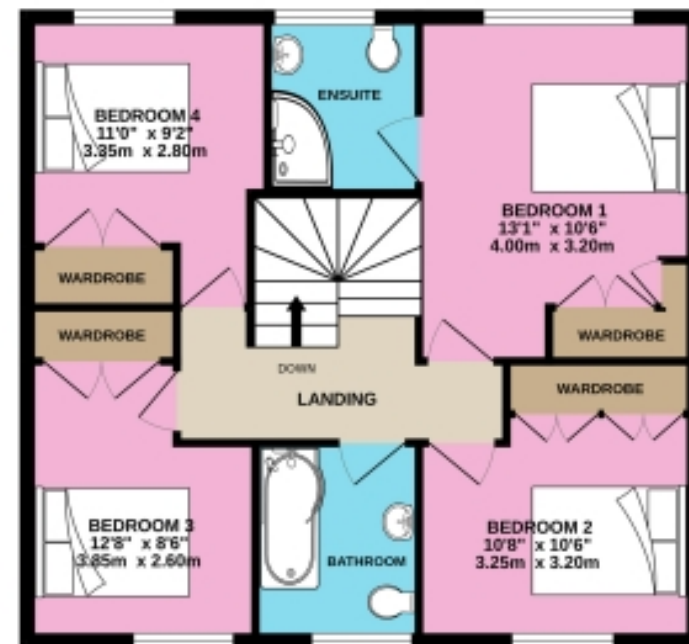
17' 10" x 17' 10" (5.45m x 5.45m)

Floorplans

GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1329 sq.ft. (123.4 sq.m.) approx.

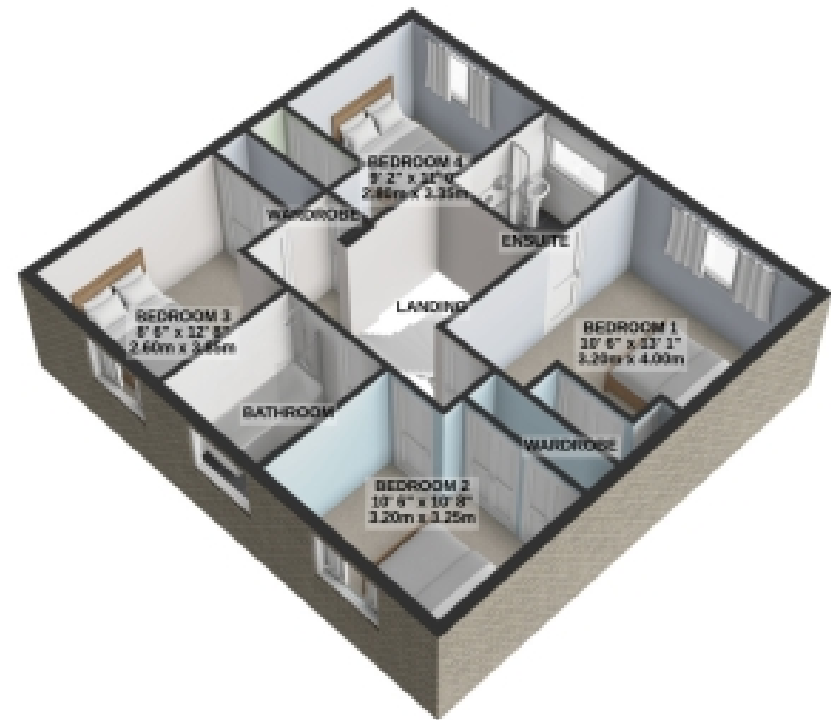
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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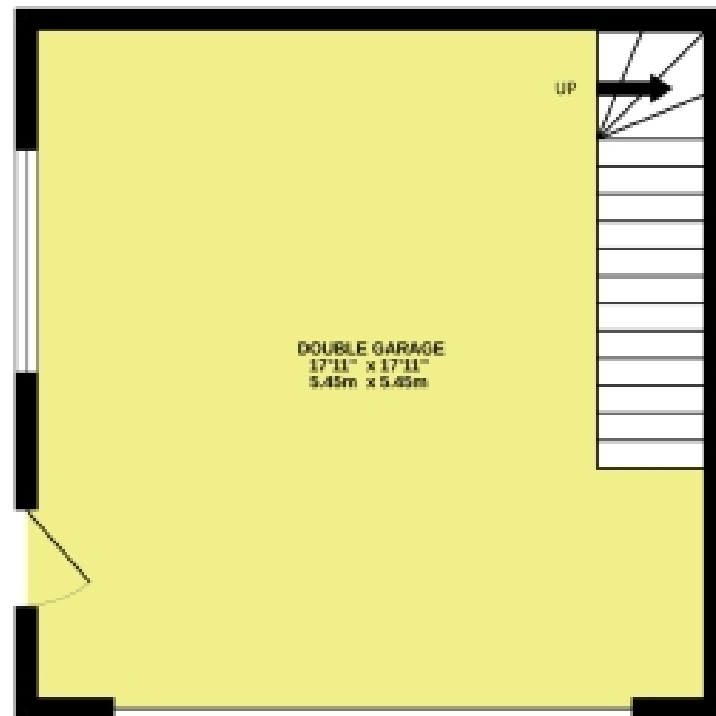
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

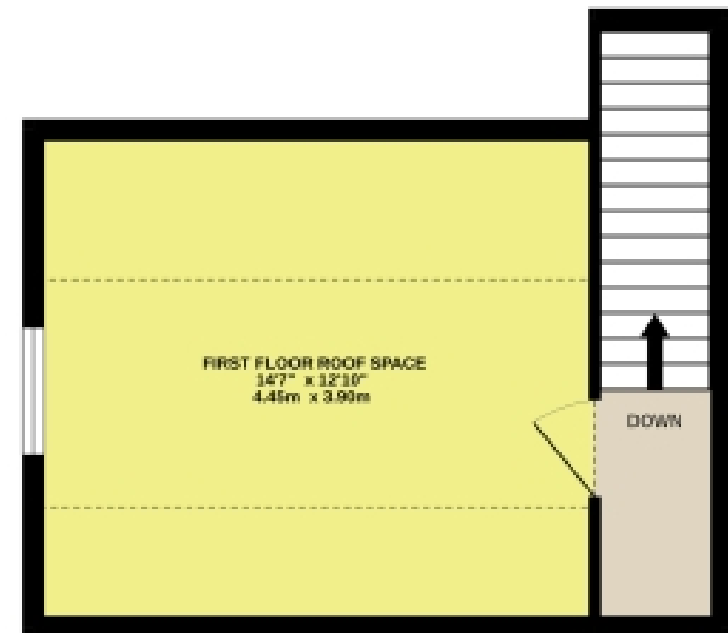
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Floorplans

DOUBLE GARAGE
320 sq.ft. (29.7 sq.m.) approx.



GARAGE LOFT SPACE
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



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