



**w****ards**  
estate agents

**37 Sycamore Road**

Hollingwood, Chesterfield, S43 2HQ

**Guide price £170,000**



## 37 Sycamore Road

Hollingwood, Chesterfield, S43 2HQ

GUIDE PRICE £170,000 - £175,000

Well presented TWO DOUBLE BEDROOM SEMI DETACHED FAMILY HOUSE which is situated on a superb corner plot! Ideally suited for First-Time Buyers, Small Families, or Investors alike. Situated in this ever popular residential location, close to all local facilities, shops, schools, bus routes and within easy access of major commuter link roads including M1 Junction either 29/29A.

Originally a 3 bedroom property, internally benefits from gas central heating, uPVC double glazing and comprises of front entrance hall, family reception room with French doors onto the rear gardens, dining kitchen and ground floor shower/wet room. To the first floor main double bedroom, second double and half tiled spacious family bathroom with three piece.

Front boundary brick walling with mature screen hedge surrounds the property which is set on a substantial corner plot. Wrought iron gates give access to the front car standing space. There is a mature front garden and seating area.

Fabulous rear garden which is a perfect setting for outside family and social entertainment! Artificial lawn area, pizza oven and barbecue. Plunge pool with substantial cover. Patio area and outside bar. Side garden with pond area. Access to the external Garden Room completes this superb outside family garden.

There is rear access from the garden to the detached rear garage and further car standing space. Access is also available from the rear roadside to the car parking and into the garage.

### Additional Information

Gas Central Heating-Combi boiler

uPVC double glazed windows

Gross Internal Floor Area- 108.9 Sq.m/1171.7 Sq.Ft.

Council Tax Band -A

Secondary School Catchment Area -Springwell Community College







## Entrance Hall

4'5" x 4'0" (1.35m x 1.22m)

External canopy porch with front uPVC entrance door leads into the hallway. Stairs to the first floor

## Reception Room

16'2" x 11'4" (4.93m x 3.45m)

Family reception room with front aspect window. Feature fireplace with gas-fire. French doors lead onto the rear gardens. Wood effect flooring.

## Dining Kitchen

16'2" x 10'6" (4.93m x 3.20m)

Comprising of a range of base and wall units with complementary work surfaces with inset sink and feature 'continental style' tiled splash backs. Integrated oven, gas hob with extractor above. Space for dishwasher and fridge/freezer. Wall mounted Combi boiler. Useful under stair store cupboard. Window shutter. Door to rear porch.



## Rear Porch

5'2" x 2'10" (1.57m x 0.86m)

Access to the Shower/Wet Room and uPVC door to the rear gardens.

## Shower/Wet Room

5'9" x 4'9" (1.75m x 1.45m)

being fully tiled and comprising of a low level WC, wash hand basin and 'wet' shower area with mains shower.

## First Floor Landing

5'11" x 5'6" (1.80m x 1.68m)

Access to the loft space.



## Front Double Bedroom One

16'2" x 13'9" (4.93m x 4.19m)

A spacious main double bedroom which is light and airy having two front aspect windows and rear aspect window. Laminate flooring and window shutters.

## Front Double Bedroom Two

11'4" x 7'11" (3.45m x 2.41m)

A second double bedroom with front aspect window having shutters.

## Family Bathroom

8'3" x 7'7" (2.51m x 2.31m)

Being half tiled and comprising of a 3 piece suite which includes a family bath with shower spray, pedestal wash hand basin and low level WC. Tiled floor.

## External Garden Room

10'2" x 9'3" (3.10m x 2.82m)

A perfect additional space for social and family outside entertaining/enjoyment.







## Garage

17'8" x 15'0" (5.38m x 4.57m)

Rear access to the good sized garage which has power and lighting and uPVC access door.

## Outside

Front boundary brick walling with mature screen hedge surrounds the property which is set on a substantial corner plot. Wrought iron gates give access to the front car standing space. There is a mature front garden and seating area. Steps lead to the front door access.

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There is rear access from the garden to the detached rear garage and further car standing space. Access is also available from the rear roadside to the car parking and into the garage.

## School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



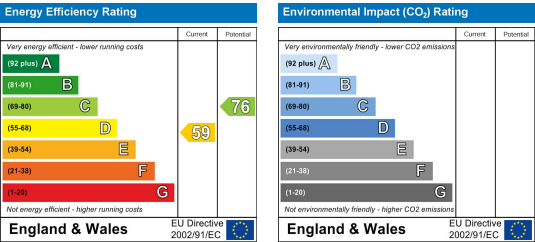
Floor Plan



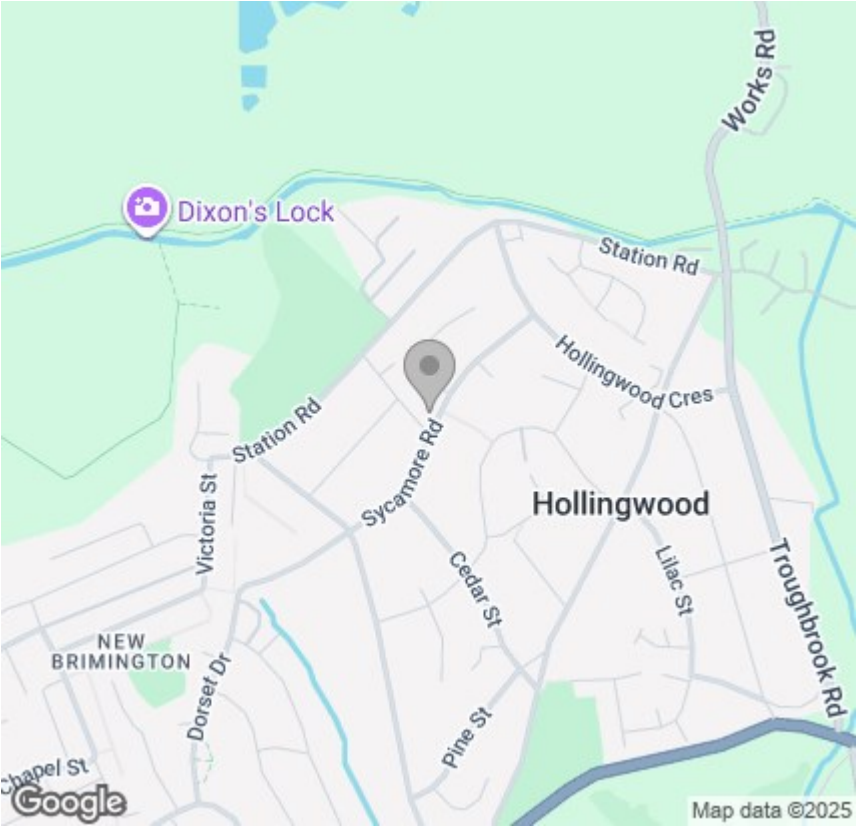
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

