Home 2 Sell

Quality Service For Less



12 Sycamore Croft

Belper, DE56 1SL

£1,100

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Entrance Hall
The property is entered via traditional style front door having glazed inserts, central heating radiator and stairs off to the first floor landing.

Guest Cloakroom WC
Having a low level flush WC, wall mounted hand wash basin and a vinyl wood effect flooring. Extractor fan and ceiling light.

Dining Kitchen
8'2" x 15'4" (2.48 x 4.68)
Having an upgraded kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half stainless steel sink unit with chrome mixer tap. Integrated fridge and freezer, concealed gas combination boiler, integrated dish washer and space and plumbing for an automatic washing machine. Electric fan assisted oven with four ring gas hob and extractor fan over. Two ceiling lights, central heating radiator and wood grain effect vinyl flooring.

Lounge Dining Room
15'0" x 11'10" max (4.57 x 3.61 max)
Having two PVCu double glazed French doors to the rear garden aspect, two central heating radiators, useful under stairs storage, television point and ceiling light.

To the first flooring landing.
Having useful storage cupboard and central heating radiator.

Master Bedroom
11'9" x 10'7" max (3.59 x 3.22 max)
Having two PVCu double glazed windows to the rear elevation , central heating radiator and ceiling light.

Ensuite
Having a three piece suite comprising of a low level flush WC, pedestal hand wash basin and a shower cubicle being tiled with a Triton electric shower. Complimentary splash back tiling and vinyl flooring. Extractor fan and central heating radiator.

Bedroom Two
10'6" max x 8'0" max (3.21 max x 2.43 max)
Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Bedroom Three
9'4" x 6'8" (2.85 x 2.04)
Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Bathroom
Having a three piece suite comprising of a P shaped bath with panelled side and shower attachment, pedestal hand wash basin and a low level flush WC. Central heating radiator, extractor fan, vinyl flooring, and a PVCu double glazed opaque window to the side elevation.

Outside
To the front of the property is a front garden laid to lawn with a range of established shrubs and pathway to the entrance door. At the rear of the property is private and enclosed garden with a decking area and lawn, raised flower beds, timber fencing to the boundaries and garden shed.

With tarmacadam driveway providing parking at the rear.

Area

12 Sycamore Croft is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From our Belper Home2sell office, proceed on to the Fleet and take the next left-hand turn onto Holbrook Road and then Bargate Road. Take a left hand turn onto Thornhill Avenue and follow the road past the school. Take a left hand turn onto Sycamore Croft and the property will be found on the Right hand side, clearly identified by our distinctive Home2sell 'For Sale' sign.









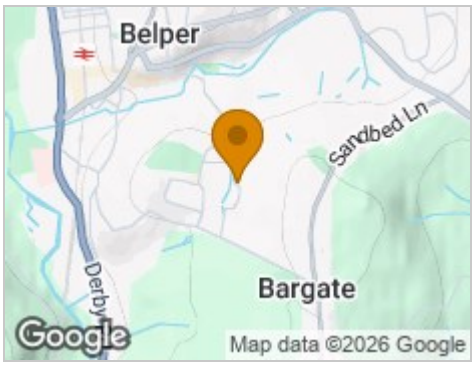
Road Map



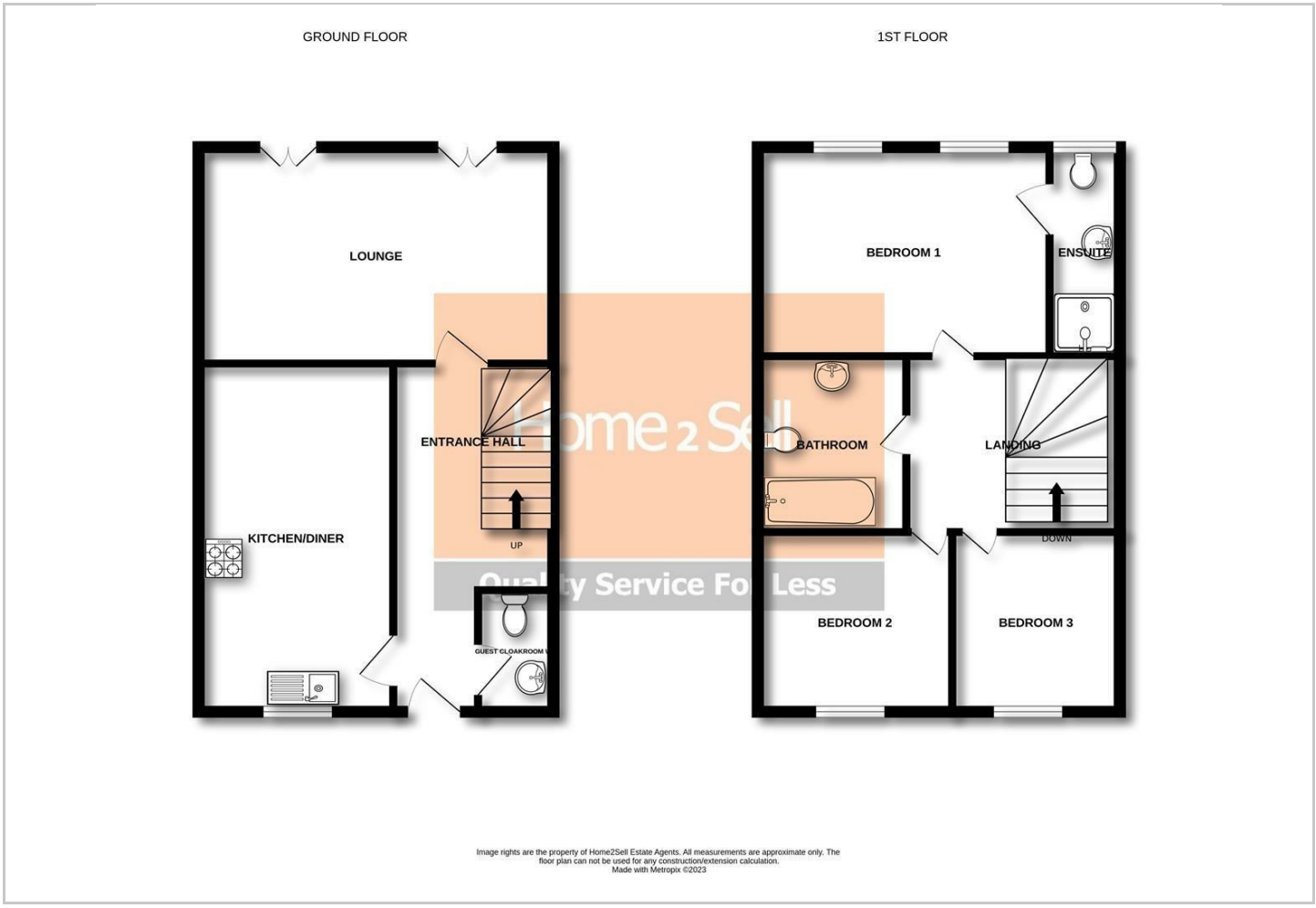
Hybrid Map



Terrain Map



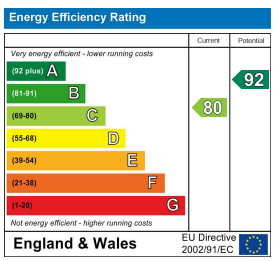
Floor Plan



Viewing

Please contact our Belper Lettings Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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