



£285,000

Sycamore Croft, Belper DE56 1SL

| 3 Bedrooms | 2 Bathrooms

01773 820983

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# Step Inside

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## Key Features

- Spacious three- bedroom, three storey modern townhouse
- Second floor: master suite with dressing area and en-suite shower room
- Renovated kitchen/breakfast room and lounge with bi-fold doors
- Detached garage plus off-road parking for up to three vehicles, including EV charger
- Corner plot position in a popular residential location with easy access to local schools
- Professionally landscaped, low-maintenance rear garden with composite decking, Indian sandstone

## Property Description

An excellent opportunity to acquire this well-presented three-storey modern townhouse, situated in a popular residential location with easy access to local schools.

## Main Particulars

Derbyshire Properties are delighted to present for sale this spacious and modern townhouse, featuring newly renovated kitchen and lounge areas. Occupying a desirable corner-plot position, the property benefits from a larger-than-average rear garden that has been professionally landscaped for low maintenance.

The accommodation briefly comprises: Ground Floor – entrance hall, guest cloakroom, newly fitted kitchen/breakfast room, and living room with feature bi-fold doors opening onto the rear garden. First Floor – landing, 2 bedrooms plus study, and main family bathroom. Second Floor – impressive master suite with dressing area and en-suite shower room. Externally, the property offers a landscaped rear garden and access to three parking spaces located to the rear. We believe this property will ideally suit families, and an early internal inspection is highly recommended to avoid disappointment.

### Entrance Hallway

Entered via a composite door from the front elevation, this light and welcoming reception space features parquet-style wood floor covering, a wall-mounted single radiator, and a carpeted staircase leading to the first-floor landing.

### Guest Cloakroom/WC

Featuring a continuation of the floor covering from the entrance hall, this useful guest cloakroom is fitted with a low-level WC and wall-mounted wash hand basin. A double-glazed obscured window to the front elevation provides natural light and privacy.

### Breakfast Kitchen

Comprising a range of wall and base-mounted shaker-style units with bespoke flat-edged work surfaces, incorporating a sink and drainer with mixer tap. Integrated appliances include a double electric oven, four-ring gas hob with modern extractor canopy, integrated dishwasher, and fridge/freezer.

Additional features include a wall-mounted double radiator, shelving, wood-effect floor covering, and a double-glazed window to the front elevation. A door provides access to:

### Living Room

Featuring a continuation of the floor covering from the kitchen, the living room includes a TV point, wall-mounted radiator, and a useful under-stairs storage cupboard. The focal point of the room is the bi-fold doors, which open directly onto the superbly landscaped rear garden, creating a bright and inviting living space.

### First Floor Landing

Accessed from the main entrance hallway, the landing provides internal doors leading to all three bedrooms and the family bathroom.

### Bedroom Two

Featuring two double-glazed windows to the rear elevation, a wall-mounted radiator, shelving, and ample space for wardrobes, creating a bright and versatile bedroom.

### Bedroom Three

Featuring a double-glazed window to the front elevation, a wall-mounted radiator, and ample space for bedroom furniture.

#### Study

Currently used as a home office, this versatile room features a staircase leading to the second-floor master suite. Additional features include a double-glazed window to the front elevation and a wall-mounted radiator.

#### Family Bathroom

Comprising a three-piece white suite with low-level WC, pedestal wash hand basin, and panelled bath with shower attachment. The walls are partially tiled, with a wall-mounted radiator and wood-effect vinyl floor covering. Additional features include a ceiling-mounted extractor fan and a double-glazed obscured window.

#### Second Floor

##### Master Suite

A spacious second-floor master suite featuring two dormer windows to the front elevation, allowing plenty of natural light. The room includes a wall-mounted radiator, TV point, and a range of fitted wardrobes with mirrored fronts, providing excellent storage and a stylish finish.

##### En-Suite

Comprising a modern three-piece shower suite, including a low-level WC, pedestal wash hand basin, and shower enclosure with wall-mounted electric shower. Finished with wood-effect vinyl flooring, a Velux skylight, ceiling-mounted extractor fan, wall-mounted heated towel radiator, and eaves storage, combining practicality with style.

##### Outside

To the front, a pathway leads to the entrance door, flanked by well-stocked flower beds and borders. The superbly presented and professionally landscaped reargarden is designed for low maintenance and features a full-width composite decking area and an Indian sandstone feature patio with raised flowerbeds and borders. Enclosed by wall boundaries with gated access to the rear, the garden also benefits from an outside tap, external lighting, and an EV charger. Parking is available for up to three vehicles.

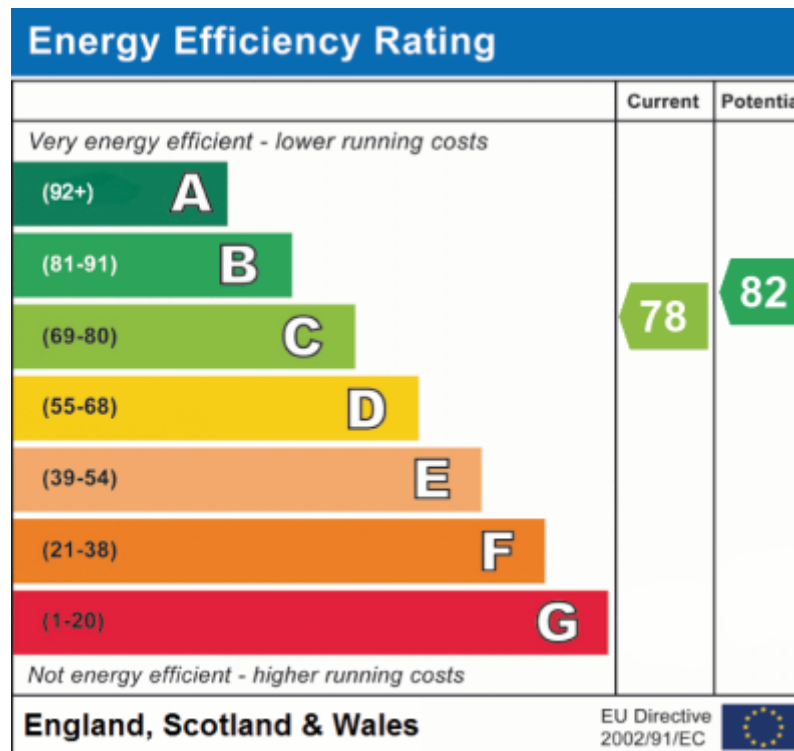
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