

# Sycamore Road

Mayfield, Ashbourne, DE6 2JD

John German





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£350,000

A highly individual and deceptively spacious family home, set within a popular village location a few minutes from Ashbourne and the wider Peak District.



A half glazed entrance door leads directly into the hall having a tiled floor and stairs off with balustrade. From the hall, there is a separate family room or study with front facing window.

To the rear is a very attractive contemporary and well fitted kitchen, having an extensive range of base and wall units mounted by attractive worksurfaces, having inset one and half bowl composite sink with mixer tap, further appliance space with plumbing for dishwasher, inset AEG induction hob with attractive splashback and extractor hood over, built in eye level double oven and grill together with plate warming drawer below and tiled flooring throughout.

Off the kitchen is a separate utility, fitted in a similar style to match, with base and wall units having worksurfaces over, further appliance spaces with plumbing for washing machine, wall mounted gas boiler, tiled floor and door leading out to the rear.

Off the utility room is a fitted shower room, having tiled shower with a glazed enclosure, wash hand basin, WC and tiled flooring.

To the side of the kitchen, a door leads into an attractive dining room which has a glazed door leading to the rear, together with glazed door leading into the very spacious and attractively proportioned lounge which comes complete with a fireplace having open fire and patio doors leading out to a pleasant, enclosed garden.

Stairs lead off the hall to the first floor gallery style landing with balustrading, window to front, flooding the area with natural light, together with loft access having a drop down ladder, airing cupboard with hot water cylinder and further built in storage cupboard.

The very spacious master bedroom has two front facing windows, with an excellent walk in wardrobe and en suite shower room comprising vanity wash hand basin to mirror backed recess, tiled shower and glazed enclosure with low level WC.

There is a second double bedroom with fitted furniture and two further excellent double bedrooms. These are served by the family bathroom having bath in tiled surround with centre mixer tap and shower, vanity wash hand basin, low level WC and tiled corner shower with glazed enclosure, tiled flooring and heated towel rail.

Outside, as the name suggests, the property occupies a corner plot position overlooking an attractive open green space. There is a very spacious block paved driveway providing ample parking for several vehicles, enclosed by brick boundary wall and access via gate leading into an enclosed garden area having patio, lawns with decorative borders and hedged screening. At the rear of the property is an enclosed courtyard with decking patio area, useful timber shed and garden store, outside lights.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

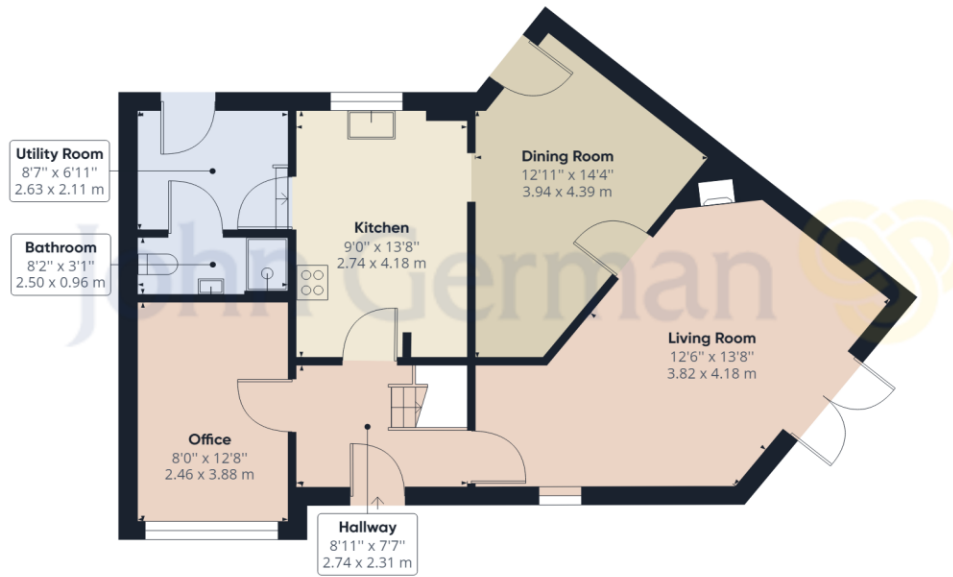
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/26042023

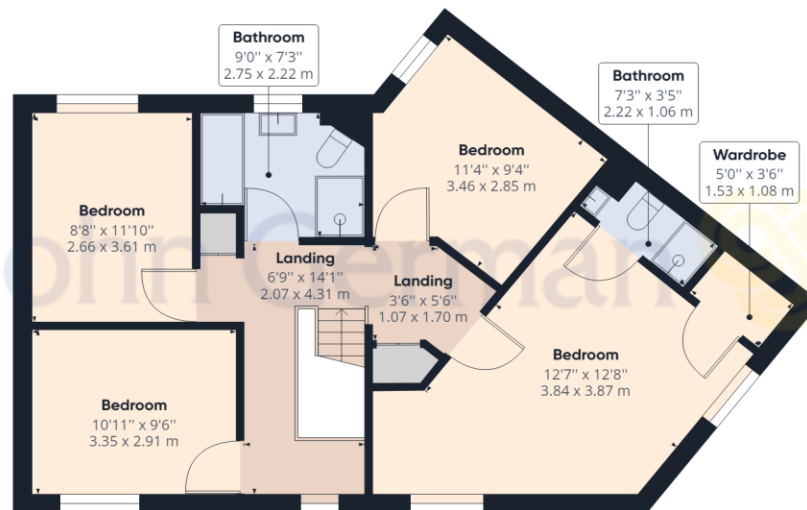
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1527.89 ft<sup>2</sup>

141.95 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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