



Plot 6 GF

- Contemporary style detached residence
- Superbly situated within walking distance of the village centre
- Magnificent open plan kitchen/diner/family room
- Formal living room
- Study / playroom
- Four bedrooms, three bathrooms, two en-suite
- Large detached garage and forecourt parking
- High specification throughout to include ground floor underfloor heating
- New build ten year warranty
- Ecclesbourne school catchment area

The Sycamores is a brand new individual contemporary style detached residence of classic proportions, superbly situated within a short walking distance of the village centre and Ecclesbourne School.

The accommodation boasts central reception hall, guests cloaks/wc, formal living room, study/playroom, magnificent open plan kitchen/diner/family room with bifold doors opening to rear garden and separate utility room. On the first floor there are four bedrooms and 3 bathrooms (2 ensuite).

Outside a private forecourt provides parking and leads to a large detached garage. There are enclosed gardens to the side and rear. Sycamore House will have the benefit of a 10 year structural warranty.

The property will be finished to a high specification with quality fittings. The spec includes underfloor heating to ground floor, alarm system, kitchen with integrated appliances to include boiling water tap and granite worksurfaces, oak internal doors, all flooring included, turfed rear garden, electrically operated garage door and much more.



FIRST FLOOR

Ground Floor:

Living 11'6" x 13'11" (3.51m x 4.24m)

Kitchen/Dining/Family 31'10" Max. x 10'1" Max. (9.7m Max x 3.08m Max.)

Study 11'6" x 6'7" (3.51m x 2.02)m

Utility 7'9" x 5'9" (2.36 x 1.75)

First Floor:

Master Bedroom 11'8" x 16'2" (3.56m x 4.94m)

Bedroom 2 9'5" Min. x 11'9" plus wardrobe space (2.88m Min. x 3.59m plus wardrobe space)

Bedroom 3 12'1" Max. x 9'2" plus wardrobe space (3.68m Max. x 2.80m plus wardrobe space)

Bedroom 4 9'11" x 8'1" plus wardrobe space (3.03m x 2.48m plus wardrobe space)

Price: £695000

Coming soon

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