



£250,000 Freehold

11 SYCAMORE DRIVE | HOLMEWOOD | CHESTERFIELD | S42 5XL

BuckleyBrown
ESTATE AGENTS

THE ONE YOU'VE BEEN WAITING FOR!... Located on Sycamore Drive in the charming area of Holmewood, you will find this delightful three bedroom semi detached house. With spacious rooms, gorgeous decor throughout, along with being situated close to local amenities, schools and transport links, this is a perfect choice for your next home.

Upon entry you will be greeted by the entrance hallway, allowing access into the reception area, a warm and cosy room filled with natural light, making a perfect setting to relax in with family. Through to the kitchen/diner, located at the rear of the home, you will find a spacious room perfect for entertaining friends. The kitchen is complete with modern matching cabinets and you will find plenty of space for your dining furniture. To complete this floor is a handy downstairs WC.

Upstairs you will find three generously sized bedrooms offering ample space for relaxation and rest. All three bedrooms have neutral decor throughout, providing a blank canvas to personalise and make your own! While the master bedroom has the luxury of its own en-suite. To complete this floor is the family bathroom.

Heading outside, the rear garden offers low maintenance as it is laid to lawn and creates a great setting to enjoy spending time outdoors or hosting friends and family in the summer months. This home offers a driveway to the front of the property along with an integral garage.

This is an ex Avant Homes Oakwood housetype at Earl's Park and is a wonderful opportunity to acquire a modern and comfortable home in a desirable location. With its move-in ready condition and spacious living areas, it is sure to be popular!

Don't miss the chance to make this lovely house your new home. Call today to view!





Entrance Hallway

Allowing access into:

Reception Room

A spacious and cosy room with central heating radiator and window to the front elevation.

Kitchen/Diner

Complete with gorgeous matching cabinetry and complimentary worktop over. Inset sink and drainer, oven and hob with hood over. Integrated appliances along with space for further appliances. Along with ample space for dining furniture. Window to the rear elevation.

Downstairs WC

Complete with low flush WC and hand wash basin.



Bedroom One

Carpeted flooring, central heating radiator and window.

En-Suite

Complete with low flush WC, hand wash basin and shower.

Bedroom Two

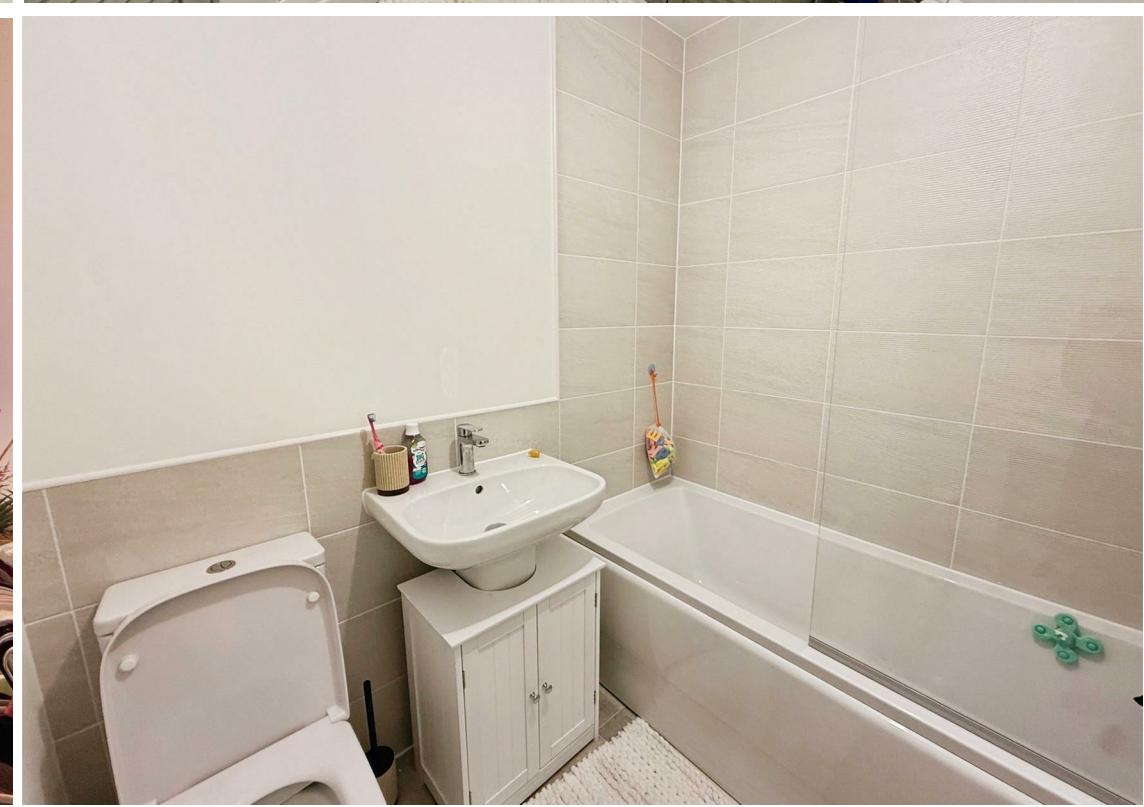
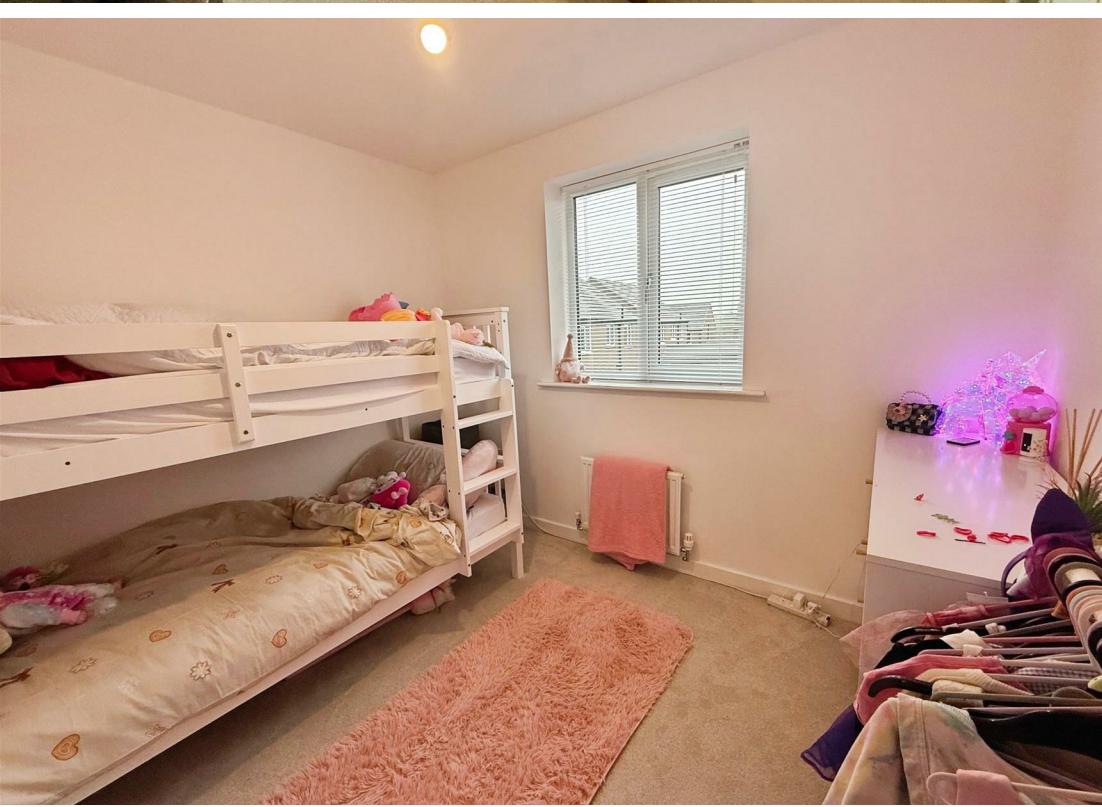
Carpeted flooring, central heating radiator and window.

Bedroom Three

Carpeted flooring, central heating radiator and window.

Outside

Rear garden laid with lawn, driveway to the front of the property and integral garage.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-81) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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