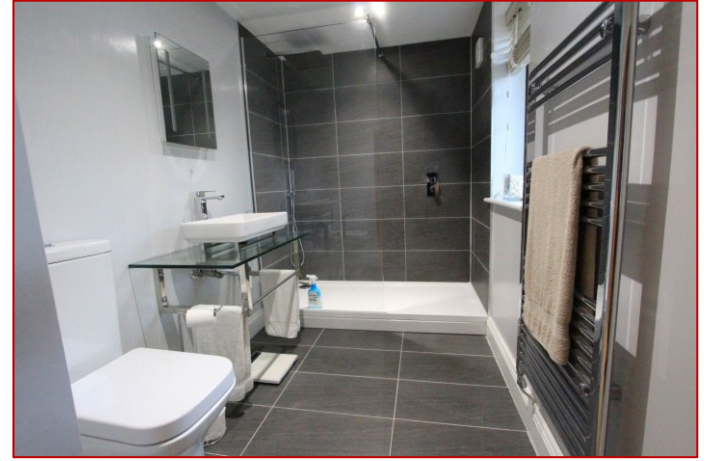




**THE SYCAMORES
2 WISHINGSTONE WAY
OFF ASKER LANE
MATLOCK
DERBYSHIRE DE4 5LU**



OFFERS AROUND £600,000









THE SYCAMORES, 2 WISHINGSTONE WAY, OFF ASKER LANE, MATLOCK, DE4 5LU

A superbly presented and distinctive home of striking design and generous proportion providing quality family accommodation.

Constructed in the 1970s to an imaginative design, the house has been further developed through more recent extensions, adaptations and quality improvements. The interesting split level accommodation benefits from excellent use of natural light, enhancing versatile living space which includes three reception rooms, four double bedrooms and four bathrooms. A superb modern style is evident throughout whilst outside surrounding gardens enjoy eastern, southerly and westerly aspects, tracking the days sun and all pleasantly landscaped with informal lawns, patios and a covered sun terrace commanding fine views to the hillsides across the valley.

The property is situated within a highly regarded cul-de-sac on the outskirts of the town being well placed for local walks through neighbouring countryside and also for respected local schooling. Matlock's town centre facilities lie around one mile away and good road communications lead to the nearby townships of Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance. The wider delights of the Derbyshire Dales and Peak District countryside are also close at hand.

ACCOMMODATION

A double height glazed entrance creates an atrium style complemented by contemporary oak and glass balustrade to both ground floor and the first floor landing. Off the hall, there is access to a:

Cloak Room with low flush WC, corner wash hand basin and rear aspect window. The room is finished with ceramic tiling which continues from the hallway and through to the **kitchen**. There are also three steps which lead off to:

Bedroom Suite 1 – 6.04m x 3.85m (19' 8" x 12' 6") a generously proportioned bedroom suite including a spacious double bedroom area, dressing area with built in wardrobes and open access to an:

En-Suite Shower Room with double width walk-in shower cubicle, fixed glazed screen and wash hand basin set to a glass and steel vanity plinth. There is also a low flush WC, stylish ceramic tiling in grey to the floor and shower surround and chrome ladder radiator.

The bedroom area also has the benefit of external access to the covered decking which allows delightful views across the valley.

Fitted Kitchen and Breakfast Room – 3.53m x 2.5m (11' 6" x 8' 2") plus 2.2m x 4.1m (7' 2" x 13' 5") accessed off the hall and separately from the dining room plus French doors leading out to the garden terrace. Overall an L shaped room and extensively fitted with a range of quality cupboards and drawers with a natural wood finish complemented by black granite work surfaces which incorporate a composite 1½ bowl sink unit with flexi tap, five ring gas hob beneath a glass and steel extractor and built in dishwasher. There are positions for other appliances whilst good light is drawn through the principally glazed breakfast area and a broad roof light above the kitchen.

Dining Room – 3.24m x 3.56m (10' 6" x 11' 7") with access off the hall, roof light and front facing window together with lattice work cover to the radiator. The dining room has an open plan aspect to the adjacent **sitting room** which is set down to a lower level, accessed via five short steps and part separated by glass panels set to oak pillars.

Sitting Room – 5.46m x 3.6m (17' 9" x 11' 8") a spacious room with broad window facing the front gardens, Velux roof light and half glazed door which leads to the garden room. As a focal point, a multi-fuel stove stands within a chimney surround.

Garden Room – 5.8m x 2.5m (19' x 8' 2") of lean-to design with a warm roof, triple glazing to three sides and under floor heating. A single door provides external access to the patio and gardens.

Off the sitting room, there is access to an **inner hall** with built in utility cupboard and access to **bedrooms 2 and 3**.

Bedroom Suite 2 – 3.64m x 3.17m (11' 9" x 10' 4") with full height window facing the rear gardens and a door leading off to an:

En-Suite Bathroom/ Dressing Room fitted with a three piece suite to include low flush WC, wall hung wash hand basin and shaped panelled bath with glazed screen and mixer shower fitting, overhead drench spray and separate hand held pencil shower. There is ceramic tiling to walls and floor, chrome ladder radiator and double doors to a built in wardrobe.

From the inner hall, four steps rise to a:

Bath and Shower Room fitted with a white suite to include corner shower cubicle with mixer shower fitting, low flush WC, pedestal wash hand basin and freestanding bath to a raised plinth with Edwardian style mixer taps. There is a school style towel radiator, natural stone mosaic tiled floor and high level Velux roof light.

Bedroom 3 – 3.2m x 3.53m (10' 5" x 11' 6") a double bedroom with views across the gardens and to the hillsides which rise across the Derwent Valley, beyond the town. There is the benefit of a built in double wardrobe and easy access to the bath and shower room

From the entrance hall (which has under floor heating), stairs rise to the **first floor landing** which is finished with an oak plank floor, vertical hung radiator in grey and doors off to:

Study/Bedroom 5 – 4.08m x 2.1m (13' 4" x 6' 9") with a continuation of the oak floor and windows to three elevations which, again, enjoy excellent natural light and distant views in each direction.

Bedroom Suite 4 – 6.05m x 4.5m (19' 8" x 14' 8") overall. A generous double bedroom with dressing area, built in double wardrobes and full height window taking advantage of the delightful views beyond nearby rooftops towards the wooded slopes which rise to Bonsall Moor. A door opens to an:

En-Suite Shower Room with double width shower tray, glass screen and overhead shower; pedestal wash hand basin, low flush WC, complementary limestone wall and floor tiling.

OUTSIDE

The house stands in a sizable garden plot which is pleasantly landscaped to create an attractive environment, whether for the keen gardener, family recreation or relaxation. The broad frontage is accessed through wrought iron gates which provide vehicular access to an area of stone paved hardstanding and to an attached:

Garage which includes a loft storage area, plumbing for an automatic washing machine and a gas fired combination boiler which serves the central heating and hot water system to the upper part of the house. The garage has electric power and light and an electric powered up and over door.

Informal lawns lie beneath impressive mature trees with colour added through shrub and flower borders. The side and rear gardens are enclosed by a gated picket fence, dissecting the lower lawns and creating a safe area for pets and children. Here, there is a timber **summer house** and **open store** and patio adjacent to the garden room. The remaining gardens include a circular pebbled area (built to house a trampoline) together with flower borders, waterfall feature and additional sitting areas which include the delightful decked terrace adjacent to the breakfast room and principal ground floor bedroom suite.

All in all, a home of true distinction, well worth a closer look.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and UPVC double/triple glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band F.

FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

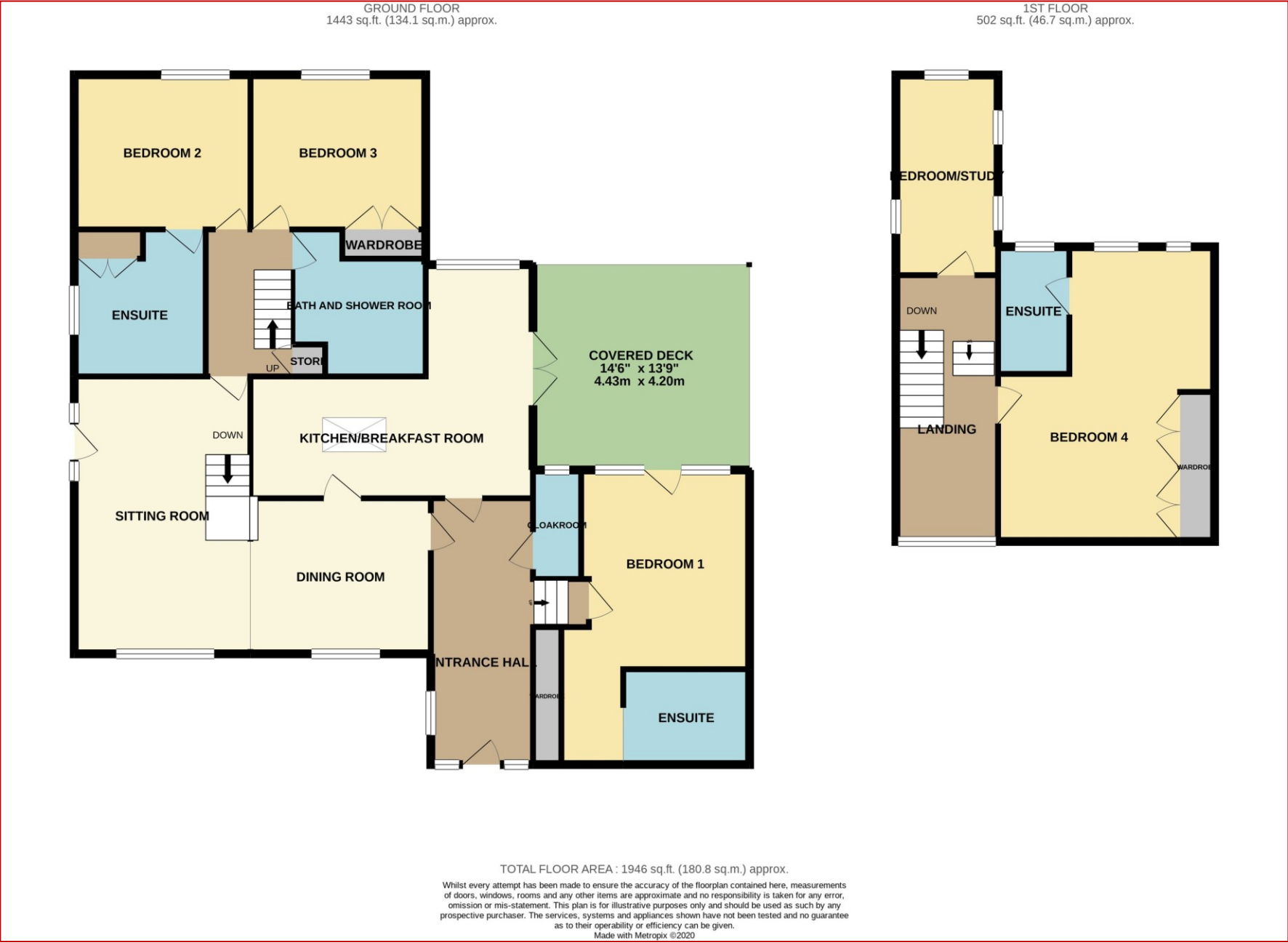
DIRECTIONS – From Matlock Crown Square, take Causeway Lane before turning second left into Steep Turnpike. Rise to the top of the hill bearing left into Chesterfield Road and continue rising towards the Duke of Wellington. On reaching the Duke of Wellington, turn right into Asker Lane and follow the road for around 400m before locating Wishingsone Way on the right. The Sycamores is the first property on the right hand side as you enter the cul-de-sac.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

FTM9852

Awaiting EPC

Floor Plan



Independent Estate Agents, Surveyors, Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

