



Snelston Close, Dronfield S18 8RH

£1,300 Per Calendar Month

SK Estate Agents are pleased to offer to let this beautifully presented four bedroom semi-detached family home in the desirable area of Dronfield Woodhouse. Excellently located for good local amenities, schools and within walking distance of Sindelfingen Park. In brief the property comprises: entrance hall, lounge/diner, kitchen/diner, conservatory, downstairs WC, four bedrooms, family bathroom and garage. Outside there is a block-paved driveway providing space for off-street parking and an enclosed rear garden. The property also offers good transport links to Sheffield, Chesterfield, the motorway network and Dronfield railway station. A viewing is highly recommended to appreciate the size and standard of accommodation on offer.



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Entrance Hallway

Entrance through composite door into the hallway having laminate flooring and carpeted stairs rising to the first floor.

Lounge / Diner

Spacious lounge/dining area having front facing UPVC double glazed window, gas central heating radiator, electric fire, and patio doors opening into the rear conservatory.

Conservatory

Having tiled flooring, gas central heating radiator, UPVC double glazed windows, and door opening to the rear garden.

Open Plan Kitchen / Diner

Modern kitchen fitted with blue-grey wall and base units and contrasting wood-effect square edged worktops incorporating sink with swan-neck mixer tap and four-ring electric hob with extractor above. Benefiting from integrated appliances to include microwave oven, fridge/freezer, and double oven. Having under-stairs storage, space for dining table, rear facing UPVC double glazed window, and side door to the garden. Also having laminate flooring throughout.

Downstairs WC

Fitted with low flush WC and corner sink. Having laminate flooring, and housing the boiler.

Landing

Carpeted landing with useful storage cupboard.

Bathroom

Generous bathroom fitted with a corner bath and swan-neck mixer tap, low flush WC, sink set within a vanity unit, and a corner shower with rainwater shower head. Finished with tiled floor, half-tiled walls, and rear facing UPVC double glazed obscured glass window.

Bedroom One

Having front-facing UPVC double glazed window, built-in wardrobes, gas central heating radiator, and carpeted flooring.

Bedroom Two

Rear facing and having UPVC double glazed window, gas central heating radiator, and carpeted flooring.

Bedroom Three

Having dual aspect UPVC double glazed windows to the front and side, built-in wardrobe, gas central heating radiator, and carpeted flooring.

Bedroom Four

Front facing and having UPVC double glazed window, gas central heating radiator, and carpeted flooring.

Garage / Utility

Garage providing storage, with utility area offering space for washing machine and dryer, additional sink, and wall units with worktop and inset sink.

Outside

To the front of the property there is block-paved driveway providing off-road parking.
To the rear there is an enclosed garden which is mainly laid to lawn, but also benefits from paved patio, timber shed, hedges, and fenced boundaries to either side.

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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