



Whitegates House Dobbin Lane, Barlow, Dronfield S18 7SU



Lettings

Whitegates House Dobbin

Barlow

Per Calendar Month

£3,400 Per Calendar

Whitegates House has been finished to the highest specifications and is accompanied by a low-maintenance enclosed garden, and a large driveway. The detached, double garage is connected to the main house's security system and boasts a carpeted office/amenity space above with VELUX windows and ample electrical points. Accessible from a private electric gate and fitted with a high-tech IP CCTV system, this stone-built property offers its residents both security and privacy.

The ground floor of the property consists of a modern Karl Benz kitchen which is furnished with white goods, including two Miele fan assisted ovens, a Bora four-ring induction hob with an integrated extractor fan, integrated waste drawer, dishwasher, and a full height fridge and freezer. The spacious lounge is fitted with recessed feature lighting, large bi-folding doors which look out onto the enclosed garden, and the feature wall is fitted with a Stovax log burner and provisions for a wall-mounted television. There is also a downstairs WC, ample storage space and a utility room which is accessible externally and is fitted with a washing machine and tumble dryer.

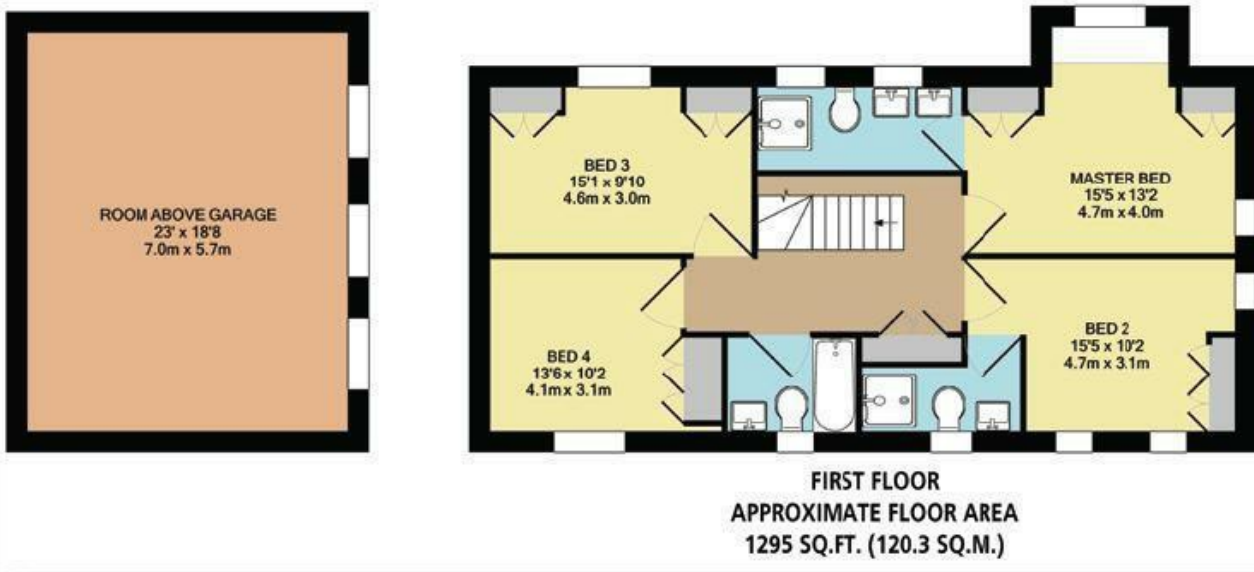
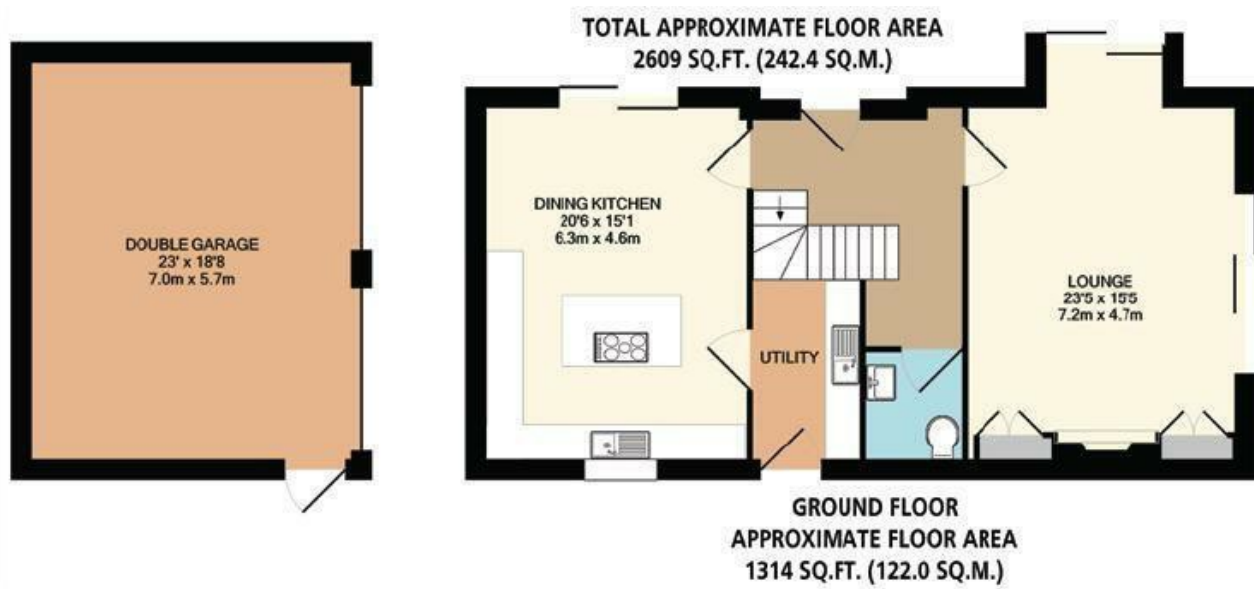
Leading up to the first floor is a carpeted staircase with an oak and glass balustrade. Upstairs, the property showcases four double bedrooms; both the master bedroom and the second bedroom have the benefit of en-suite facilities and bedrooms three and four share a beautifully designed family bathroom. Each bedroom is equipped with a TV/aerial point, a data point and more storage space can also be found on this floor.

Whitegates House has under floor heating throughout the property which is powered by an air source heat pump. This environmentally friendly form of energy produces low-cost bills and is effective at keeping the home warm all-year-round. Additional features within this property include USB sockets, a Wi-Fi enabled illuminated bathroom mirror and a Videx intercom system.



- Sought After Location
- Four Double Bedrooms
- High Specification Throughout
- Beautifully Designed And Fitted Out
- Three Bathrooms





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. *A Life Assurance policy may be requested.* *Written Quotations of credit terms available on request.*

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