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9 Bubnell Road, Dronfield Woodhouse

Dronfield

Guide Price £315,000

9 Bubnell Road

Dronfield Woodhouse, Dronfield

Nestled within the heart of the highly sought-after Dronfield, this fabulous three-bedroom, two-bathroom semi-detached townhouse is finished throughout to a lovely standard. Tastefully extended at the rear, the property boasts an incredibly flexible feel on the ground floor, providing a total of 1,390 square feet spread over three light-filled levels. Located on a quiet, tucked-away residential road, set back from the hustle and bustle, while being conveniently close to excellent local schooling options, various amenities in the Civic Centre, and effortless commuting with the train station a stone's throw away. The integral garage offers potential for repurposing, catering to the needs of a growing family or accommodating additional reception rooms. Ideal for a family, professional couple, or first-time buyer, an essential viewing is highly recommended to fully appreciate the size and finish. Council Tax band: C Tenure: Freehold

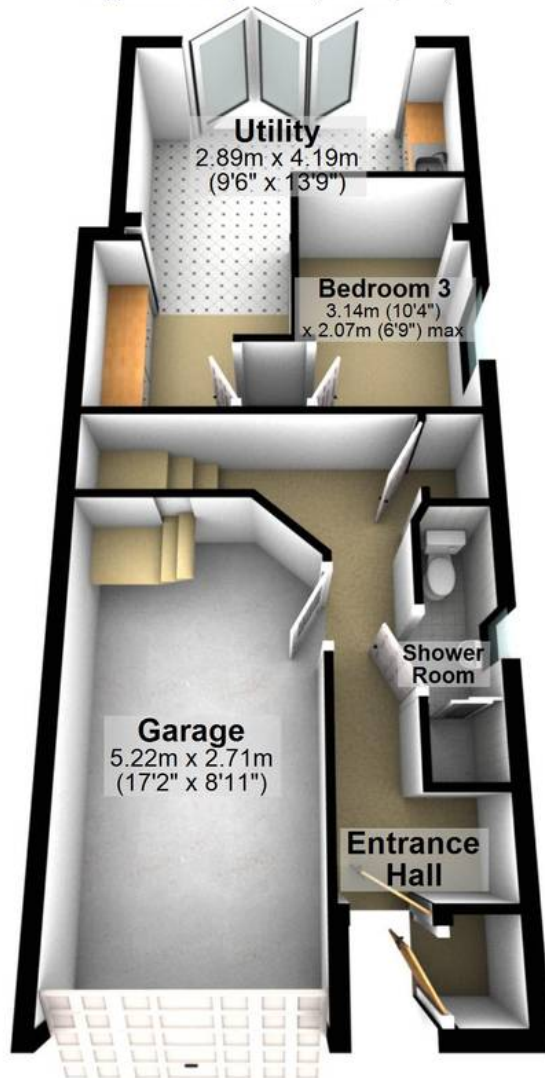
- FABULOUS THREE BEDROOM TWO BATHROOM SEMI DETACHED TOWN HOUSE PROPERTY
- QUIET TUCKED AWAY ROAD WITHIN THE VERY HEART OF ULTRA POPULAR DRONFIELD
- TASTEFULLY EXTENDED TO THE REAR THAT ALLOWS AN INCREDIBLY FLEXIBLE FEEL TO THE GROUND FLOOR
- THREE FLOORS OF LIGHT AND SPACIOUS ACCOMMODATION TOTALLING AN IMPRESSIVE 1,390 SQ FEET
- EXCELLENT LOCAL SCHOOLING CATCHMENTS ON THE DOORSTEP
- CLOSE TO NUMEROUS AMENITIES WITHIN THE CIVIC CENTRE AND THE TRAIN STATION IS ALSO ON THE DOORSTEP FOR COMMUTING
- INTEGRAL GARAGE THAT COULD BE REPURPOSED IF REQUIRED TO ADD ADDITIONAL RECEPTION ROOMS





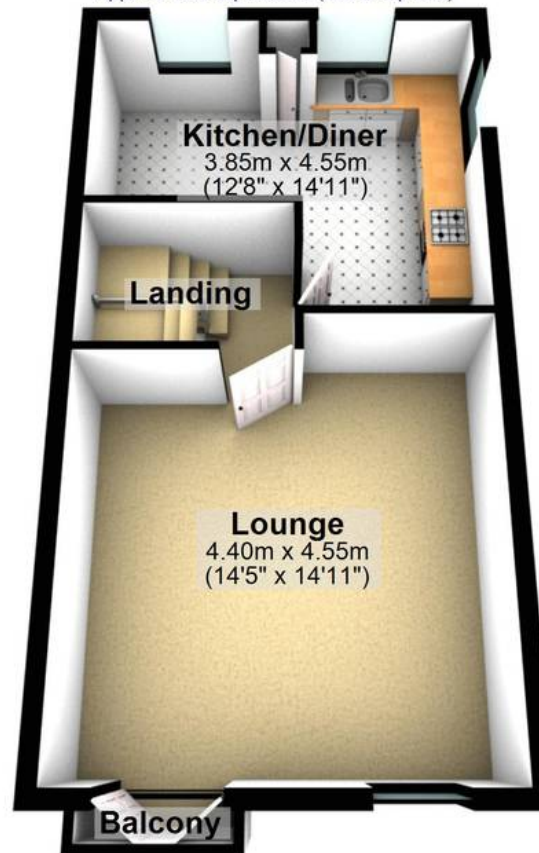
Ground Floor

Approx. 50.2 sq. metres (540.0 sq. feet)



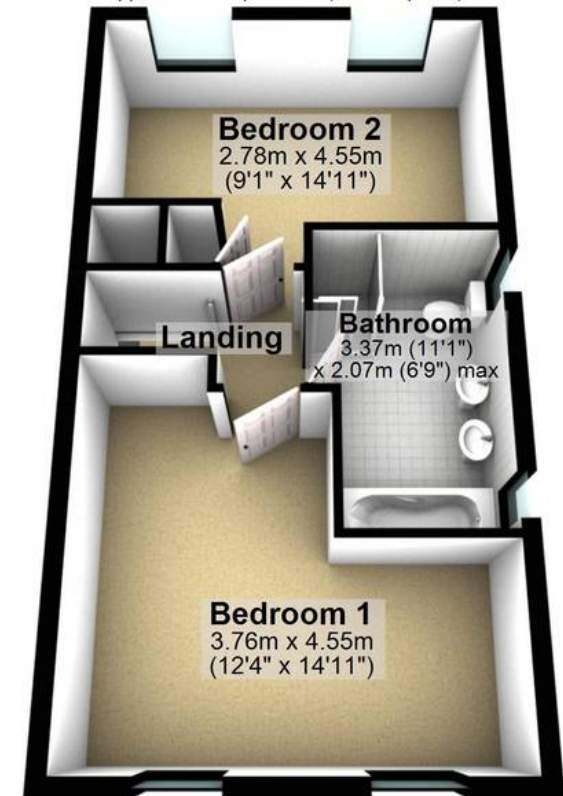
First Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



Second Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Total area: approx. 129.1 sq. metres (1390.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



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