





Roselea

28 Northern Common • Dronfield Woodhouse • S18 8XJ

Offers in the Region of £735,000

A fabulous, beautifully presented 4/5 bedroom and 4 bathroom detached house commanding an enviable position overlooking farmland. Built in 2004, offering deceptively spacious accommodation on two floors, measuring an impressive 2456 sq.ft. Finished to an excellent standard with a stylish interior, offering light, and airy space, with a homely feel. Set within landscaped lawned gardens with a gated driveway and an integral garage. Benefits from under-floor heating to the ground floor, gas central heating run from a combination boiler on the first floor, double glazing, a hard wired smoke alarm, and a security alarm. Carpets included. Freehold. A MUST SEE! On the ground floor, there is a reception hall, making an immediate positive impression, being well-presented and having fitted cloaks and storage cupboards, along with a door into a cloakroom with a modern wash basin, WC and tiling. The lounge is a beautiful reception room with warm decorative tones, an oak floor, and a focal coal gas fire within a stone surround. French doors with window shutter blinds open on the front garden, with farmland views. Steps lead down from the lounge into a snug, offering versatility, as it could be used as a home office if required. The property benefits from a generously proportioned, flexible open plan living kitchen, creating the hub of the home with ample space for a family dining table and direct access onto the decked patio, and recently installed conservatory. There are a range of bespoke fitted kitchen units, finished with granite work-surfaces. Open to separate negotiation is a Rangemaster oven with 6 ring hob and American style fridge freezer. An adjoining utility room creates additional storage, housing the Baxi boiler and side door access. The ground floor is completed with a walk-in pantry incorporating shelving. On the first floor, there are four double bedrooms, three having en-suites, along with a fifth double bedroom, which is currently used as a dressing room with a range of modern fitted furniture, along with a family bathroom. The master bedroom is a generous size room with fabulous countryside views, as per the dressing room. All the bedrooms are well-presented, and the bathroom and en-suites all have white suites with stylish tiling. Outside, there is a gated driveway for 2/3 vehicles, leading into an integral garage with an electric door. There is gated side access into a beautiful, landscaped rear garden, having a lawn, planted borders providing seasonal colour, along with entertaining areas in the form of a decked terrace and flagged patio, surrounded by mature hedging and planting for privacy. The shed is included within the sale. Northern Common is an extremely popular road offering a rural setting yet offering proximity to local shops and amenities, schools, recreational facilities, public transport, and access to the city centre, hospitals, universities, train stations, motorway, and the Peak District.



- Detached House Built in 2004
- 4/5 Double Bedrooms & 4 Bathrooms
- Deceptively Spacious with 2456 sq.ft
- Fabulous Countryside Outlook
- Open Plan Dining Kitchen & Conservatory

- Stylishly Presented Throughout
- Generous Raised Patio & Lawn
- Gated Driveway & Integral Garage
- Freehold
- Council Tax Band F, EPC Rating C



ROSELEA, 28 NORTHERN COMMON

APPROXIMATE GROSS INTERNAL AREA = 242.9 SQ M / 2614 SQ FT
(INCLUDING GARAGE)

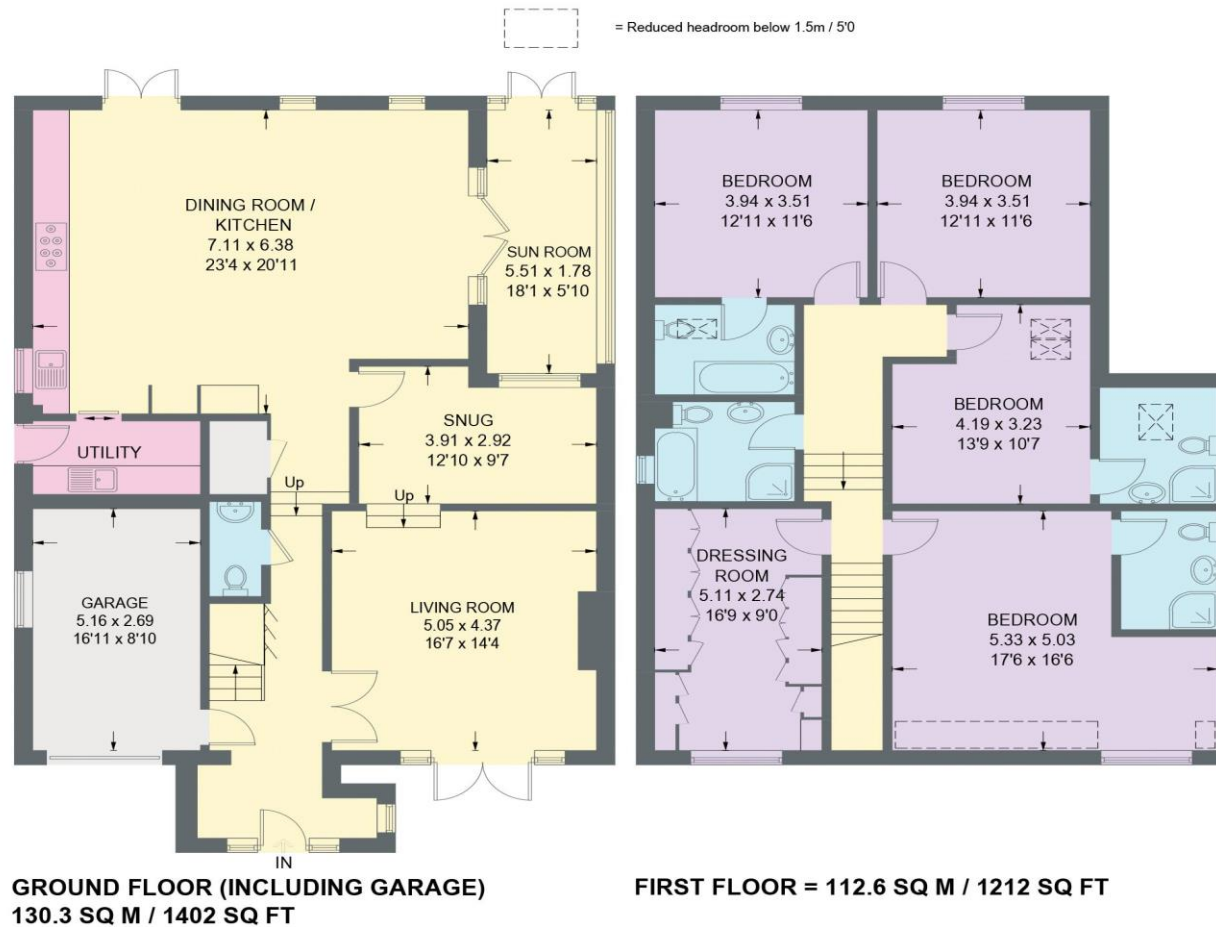


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.