





10a Carr Lane

Dronfield Woodhouse • Dronfield • S18 8XG

Guide Price £220,000 - £230,000

Located on a popular road in Dronfield Woodhouse, S18, is a 3-bedroom semi-detached family home. Benefits from a south facing established front garden and enclosed rear garden complete with decked patio. Features combination gas central heating, double glazing, driveway and garage. The property enters through a uPVC side door direct into the kitchen, fitted with a matching range of wooden units, incorporating integrated oven, gas hob and extractor. The living space is generously proportioned complemented by sliding patio doors which create direct access to the decked patio and established rear garden. Open stairs lead to the first floor landing offering storage and loft access. Comprising of 3 good sized bedrooms, 2 double and one smaller sized ideal for a child or home office, all presented with neutral décor and carpet. The bathroom is fully tiled equipped with a white suite, glass screen, overhead shower and separate WC. Externally a mature south facing front garden runs alongside the driveway offering off street parking for 2 vehicles and leads to the integral garage. At the rear is a fully enclosed mature garden designed with decking and stone patio seating area, bordered by established hedging. This area of Dronfield Woodhouse is less than 3 miles from the Peak District but with easy access to Sheffield and Chesterfield, is an extremely popular location offering a rural setting yet proximity to essential services.



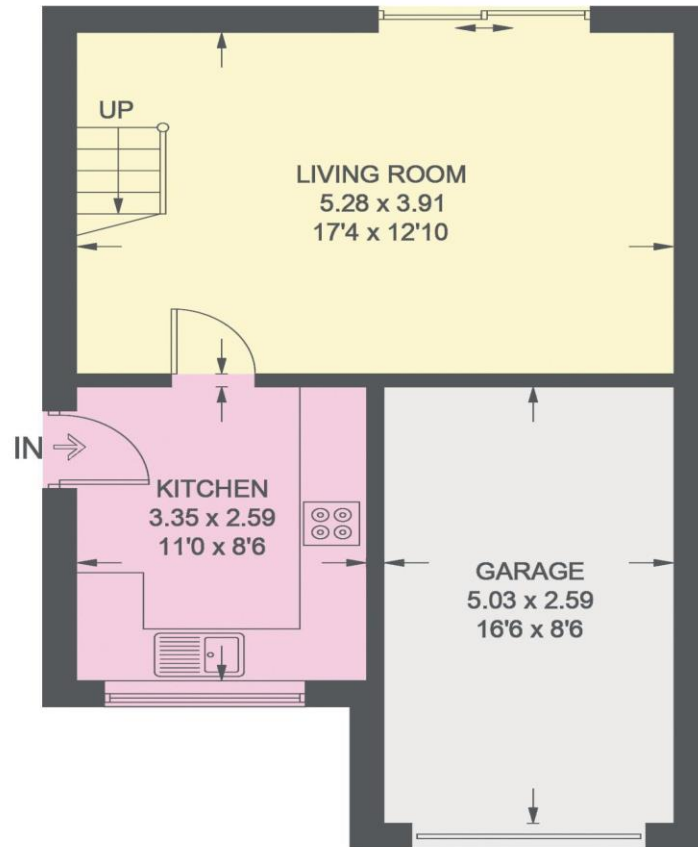
- Semi Detached Family Home
- 3 Bedrooms
- Popular Road in Dronfield Woodhouse, S18
- Modern Bathroom
- Spacious Lounge with Patio Doors
- Combination Boiler & Double Glazing
- Established Front & Rear Gardens
- Driveway & Garage
- Leasehold 200 Years from 1970 £22 pa
- Council Tax Band B, EPC Rating C

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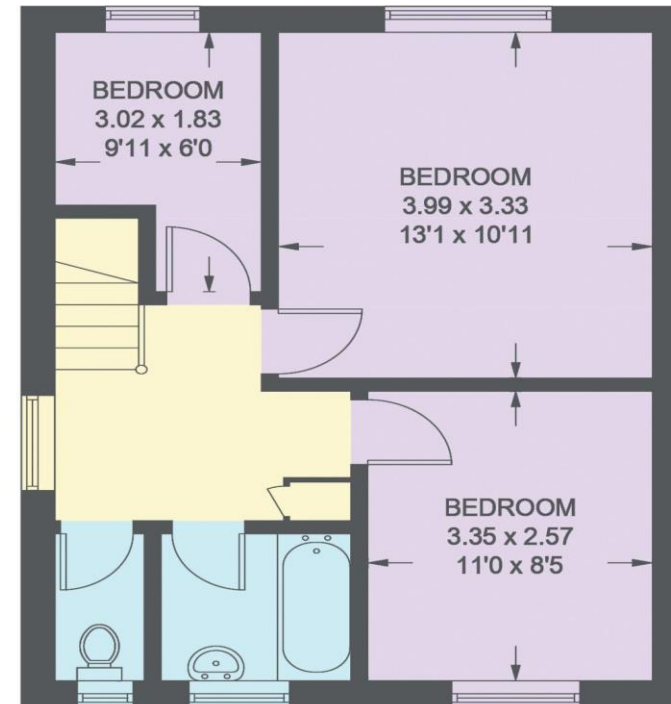
APPROXIMATE GROSS INTERNAL AREA = 70.9 SQ M / 763 SQ FT

GARAGE = 13.1 SQ M / 141 SQ FT

TOTAL = 84.0 SQ M / 904 SQ FT



GROUND FLOOR (EXCLUDING GARAGE)
30.8 SQ M / 331 SQ FT



FIRST FLOOR = 40.1 SQ M / 432 SQ FT

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.