







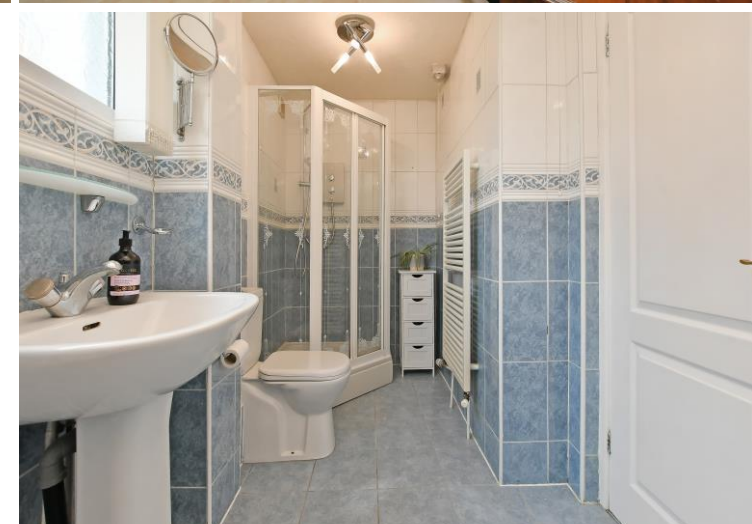
54 Wentworth Road

Dronfield Woodhouse • Dronfield • S18 8ZU

Guide Price £350,000 - £360,000

Deceptively spacious 3-bedroom detached property offering flexible living accommodation overlooking an attractive enclosed rear garden. Benefits from front and rear gardens, alongside a generous driveway and detached garage. A popular location in Dronfield Woodhouse, with reputable schools in catchment and great transport links. Freehold with no onward chain. The property entrance offers cloakroom storage / WC. A spacious lounge is filled with natural light courtesy of a generous front facing window and complemented by log burning stove within attractive feature fireplace. Overlooking the rear garden through sliding patio doors are 2 further adjoining living areas currently utilised as dining and cinema room. The modern kitchen is generous in size fitted with a range of matching units, contrasting granite worktops and breakfast bar, equipped with underfloor heating. Integrated appliances include Rangemaster oven, dishwasher and washing machine, complete with Belfast sink enjoying pleasant garden views. The first floor comprises 3 double bedrooms, one of which incorporates a generous walk-in wardrobe offering potential to create an ensuite if desired and subject to necessary consents. The bathroom is fully tiled featuring a modern white suite and separate corner shower enclosure. Externally an extensive driveway provides off street parking for multiple vehicles leading to a detached single garage alongside an attractive front lawn. At the rear of the property is a fully enclosed private outdoor space designed with L shaped decking, partial lawn and greenhouse. Wentworth Road enjoys the facilities of schools, shops, public transport and has excellent access to Sheffield, Chesterfield, M1 Motorway and delightful Derbyshire countryside.



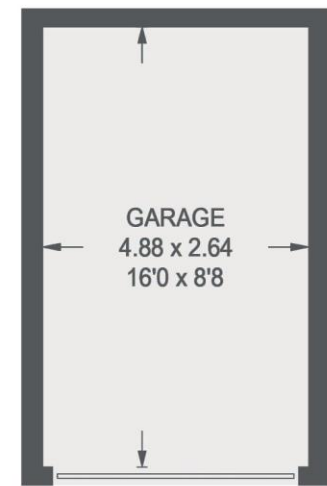
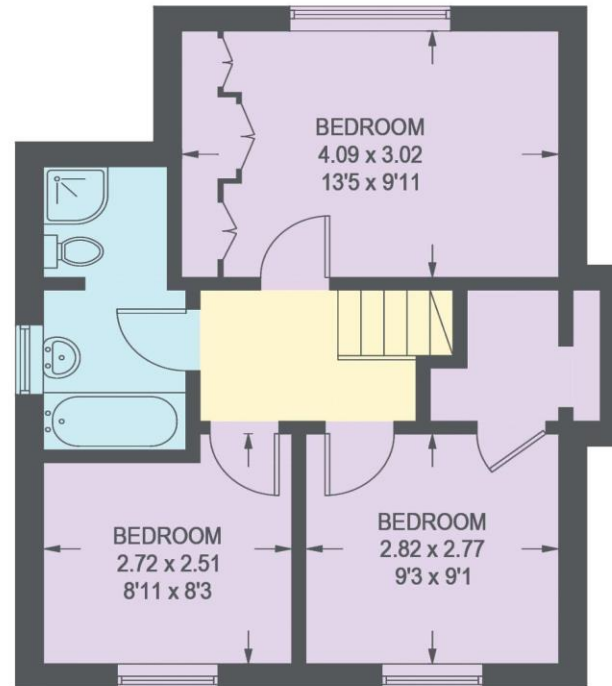
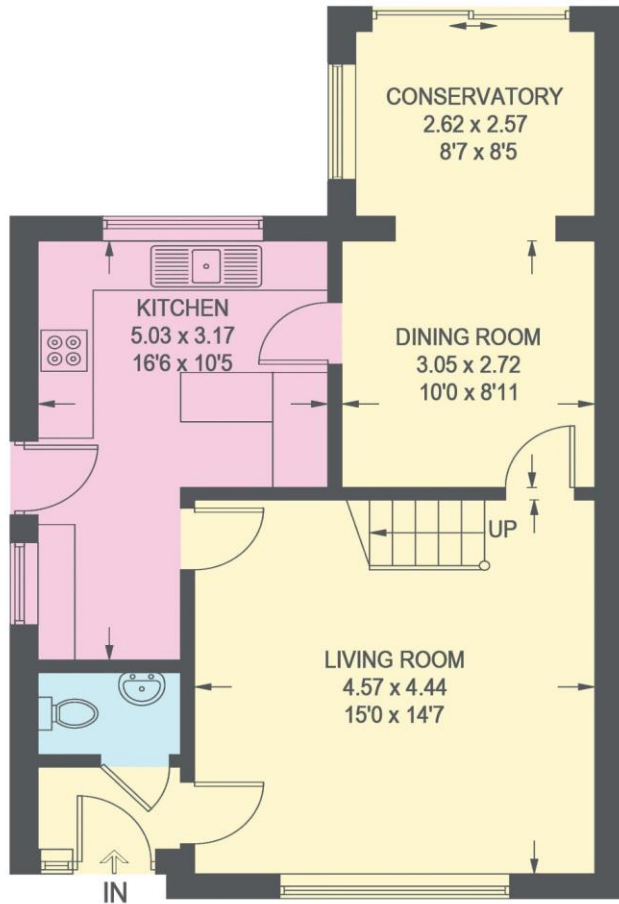


- Extended Detached House
- Located in Dronfield Woodhouse
- 3 Bedrooms & Modern Bathroom
- Spacious Kitchen with Integrated Appliances
- Versatile Reception Rooms & Log Burner
- Combination Boiler & Double Glazing
- Enclosed Rear Garden
- Driveway & Detached Garage
- Freehold & No Onward Chain
- Council Tax Band D



54 WENTWORTH ROAD

APPROXIMATE GROSS INTERNAL AREA = 94.7 SQ M / 1,020 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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.



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