

## Barnes Avenue, Dronfield Woodhouse Dronfield S18 8YF



## welcome to

## Barnes Avenue, Dronfield Woodhouse Dronfield

Boasting breathtaking views of the local countryside, this stunning three-bedroom semi-detached home features a versatile loft space and an effectively extended layout. Showcasing a modern interior, the property offers spacious living areas, a private rear garden, driveway and garage.













#### **Entrance Hall**

Entrance Hall with carpet flooring and storage cupboard which houses the combi boiler.

#### Lounge

9' 6" To Chimney x 13' 7" (2.90m To Chimney x 4.14m) Lounge area with carpet flooring and bay window.

#### **Reception Room**

12' 6"  $\dot{x}$  12' 1" (3.81m x 3.68m) Additional reception room with hard wood flooring and skylight.

#### Kitchen / Diner

10' 7" x 16' 2" ( $3.23m \times 4.93m$ ) Kitchen / Diner with integrated fridge freezer, grill, hob, and oven. The kitchen does also have hard wood flooring and a kitchen island.

#### **Stairs And Landing**

Stairs and landing with carpet flooring and side window.

#### **Bedroom One**

11' 1" x 10' 8" (3.38m x 3.25m) Bedroom one with carpet flooring throughout and a front facing view via the bay window.

#### Bedroom Two

10' 8" x 10' 8" (3.25m x 3.25m) Bedroom Two with carpet flooring throughout and rear facing view.

#### **Bedroom Three**

6' 9" x 6' 2" (2.06m x 1.88m) Bedroom Three with carpet flooring and front facing view.

#### Bathroom

Bathroom suite with fully tiled floors and partially tiled walls, large window, and electric shower,

#### Loft Space

The loft space is fully boarded out with access via a loft ladder. In the loft there is also a skylight.

#### **Outside Exterior**

This property features a front driveway that branches into a shared driveway, leading to a private garage. At the rear, there's a patio area and a summerhouse with electricity.





### welcome to

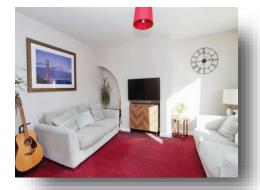
# Barnes Avenue, Dronfield Woodhouse Dronfield

- Effectively Extended Semi-Detached Property
- Council Tax Band B.
- Three Bedroom Plus Loft Space
- Impressive Fitted Kitchen
- Generous Rear Garden Boasting Delightful Views

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1954. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

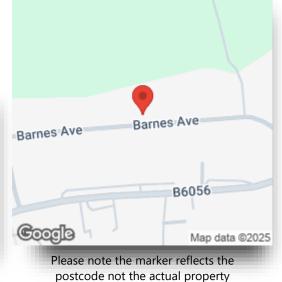
# £325,000





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The Property Ombudsman

Property Ref: CSF104443 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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