



## 16 Ullswater Place, Dronfield Woodhouse, Dronfield, S18

**ONLY**  
**£525,000**

- Stunning Detached Family Home
- NO CHAIN
- Well Presented Throughout
- UPVC Double Glazing
- Well Proportioned Accommodation
- Four Bedrooms
- Beautiful Landscaped Gardens
- Quiet Cul-De-Sac Location
- Gas Central Heating
- Backing Onto Fields

# 16 Ullswater Place, Dronfield S18 8NX

 4  2  3  D

Council Tax Band: E



## ACCOMODATION

### GROUND FLOOR

#### ENTRANCE HALL

This lovely and impressive galleried reception hall is accessed via a uPVC double glazed entrance door which has complementary glazed side panel. There is also Karndean flooring, two central heating radiators, coving to the ceiling and a staircase which leads to first floor accommodation and has a useful storage cupboard below. The integral garage is accessed from the entrance hall.

#### CLOAKROOM

Accessed off the hallway is this good sized cloakroom which has a two piece suite comprising of a low flush w/c and wash hand basin. There is also Karndean flooring, tiled splash back, an extractor fan and a useful cloaks cupboard with storage.

#### LIVING ROOM

16'4"x 12'5"

A comfy and cosy informal living room which benefits from a Derbyshire stone fireplace, coving to the ceiling, a central heating radiator, a side facing uPVC double glazed window and a large sized uPVC picture window which overlooks the rear garden.

#### DINING/KITCHEN

19'1" x 11'6"

The kitchen area is fitted with a comprehensive range of modern units above and below granite effect work surfaces with complementary tiled splash backs. Incorporated within is a single electric oven with ceramic hob and extractor over, a one and half bowl composite sink with mixer taps, a microwave oven, low level fridge and dishwasher. There is also Karndean flooring, a side facing uPVC double glazed window, recessed ceiling spotlights, a central heating radiator and large peninsular breakfast bar which links to the dining area. The dining area has a central heating radiator, carpeted flooring, coving to the ceiling and uPVC sliding door which leads to the;

#### CONSERVATORY

10'11" x 9'8"

Being of uPVC construction and providing a lovely relaxed setting to enjoy views onto the garden.

#### BEDROOM THREE

10'5" x 9'10"

Having front facing uPVC double glazed bow window, a central heating radiator, ornate cornice to the ceiling and a range of built in furniture.

#### BEDROOM FOUR

10'5" x 9'2"

Previously being utilised as a study and benefiting from a front facing uPVC double glazed bow window a central heating radiator and coving to the ceiling.

#### SHOWER ROOM

9'1" x 7'7"

A stylish shower room which benefits from a large walk in shower cubicle with overhead shower and hand held unit, wall mounted tops and useful display niche. There is also a low flush wc, a good sized vanity unit

which incorporates an ergonomically designed sink. The room also benefits from a ladder style towel radiator, ceramic tiles to floors and walls, recessed ceiling spotlight, extractor fan and a velux style window to the ceiling.

### FIRST FLOOR

#### LANDING

A lovely space with a gallery ceiling with twin aspect velux windows with built in blinds, a central heating radiator and spindle balustrade.

#### BEDROOM ONE

Having a rear facing feature window which looks out onto the lovely rear garden, a central heating radiator and a side facing velux window. The room benefits from a comprehensive range of built in bedroom furniture incorporating a vanity desk with storage, bedside tables and built in wardrobes with shelves, hanging and overhead storage. Through the back of these fitted wardrobes you will also find useful spacious under eave storage.

#### BEDROOM TWO

12'3" x 12'9"

Having a front facing port hole style window, a side facing velux window, a central heating radiator and a comprehensive range of built in bedroom furniture comprising of double wardrobes chest of drawers, bedside tables and additional storage cupboard. There is access to spacious under eaves storage via the fitted wardrobes.

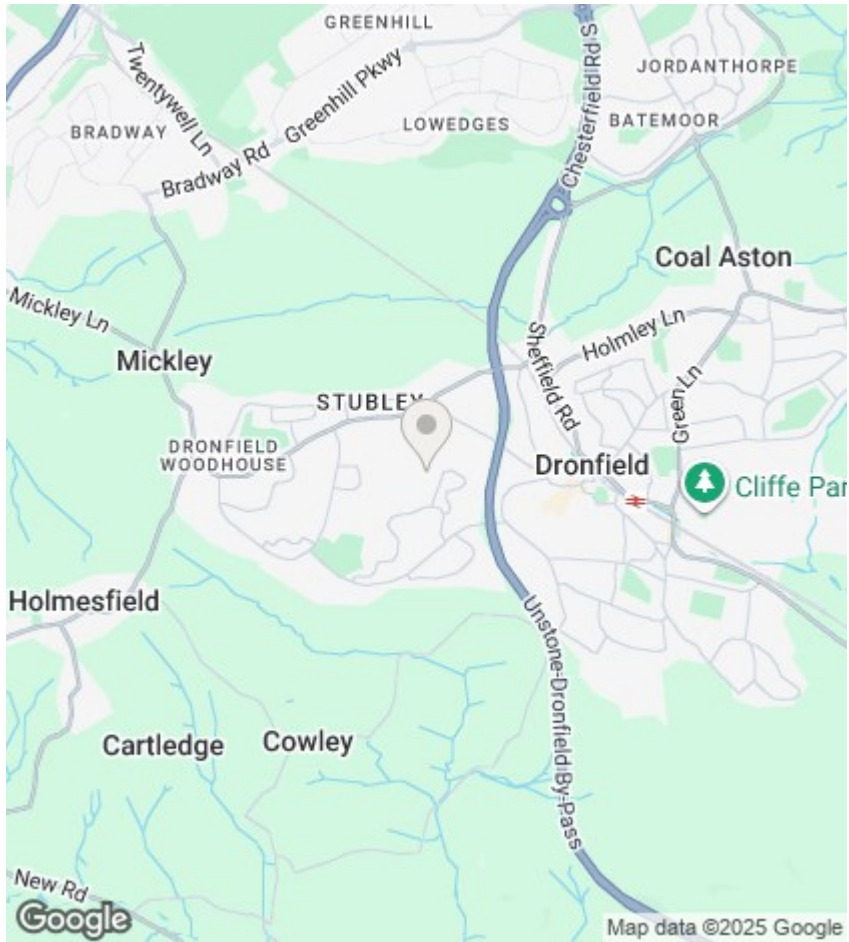
#### SHOWER ROOM

7'0" x 5'6"

Fitted with a three piece suite incorporating of a tiled shower cubicle, a low flush w/c and wash hand basin. There are ceramic tiles to walls and floor, a chrome style towel radiator and velux sky light.

#### OUTSIDE

To the front of the property is a lawned garden behind a low level wall. There is a good sized block paved car hardstanding suitable for multiple cars. There is access to both sides of the property, but to the righthand side is via a wrought iron gate which takes you to the entrance door of the property and in turn this leads to the rear garden. To the rear of the property is a fabulous good sized level lawn garden with Indian stone patio, mature hedges and shrubs, a further seating area, timber shed and summer house.



## Directions

## Viewings

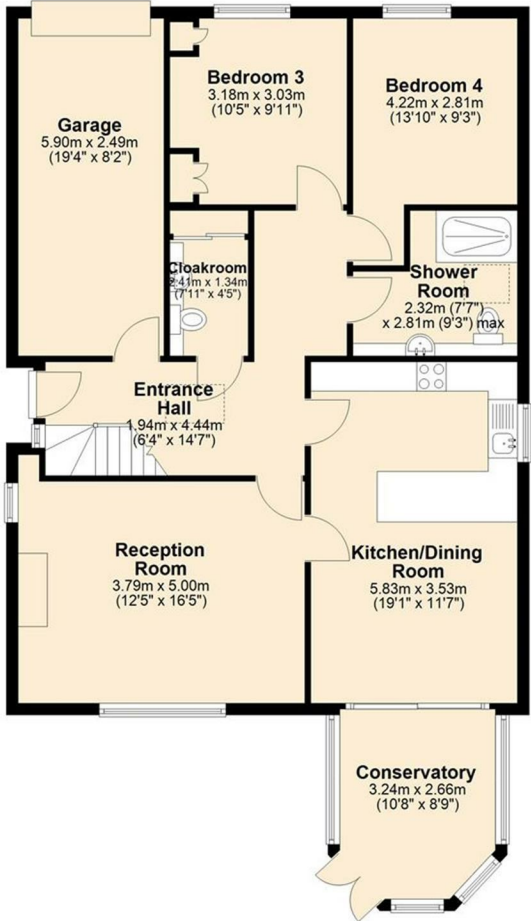
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      | 76                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Approx. 107.2 sq. metres (1154.1 sq. feet)



Approx. 48.7 sq. metres (524.5 sq. feet)

