











## 12 Roston Close

Dronfield Woodhouse • Dronfield • S18 8RG

Guide Price £360,000 to £375,000

Located in the heart of Dronfield Woodhouse, within walking distance of Sindelfingen Park, is this stunning 5-bedroom extended semi-detached family home. The generously proportioned accommodation is arranged over two levels, incorporating a side extension to create a beautiful, spacious family home. This sought-after location falls within the catchment area for excellent primary and secondary schools.

The ground floor has been extended to provide a flexible, open-plan family living area with a separate, cosy lounge featuring an electric fireplace. The kitchen offers a generous range of modern units, including an integrated oven and electric hob. There is space and plumbing for a free-standing fridge freezer, washing machine, and dishwasher. The kitchen area also includes space for a dining table, a snug area. The separate conservatory has views of the south-facing, patioed rear garden. Additional features of the ground floor include a WC and internal access to the garage, which boasts an electric garage door.

Upstairs, the main bedroom showcases fitted wardrobes. Three additional double bedrooms are accompanied by a good-sized fifth room that can be utilised as an office. The home is further enhanced by a shower room and a three-piece bathroom, providing comfortable facilities for the family. The property is ideally located with Pentland Shops, Gosforth Valley Medical Practice, and Sindelfingen Park within walking distance. Additionally, the scenic Peak District is just a short drive away, offering endless opportunities for outdoor activities and exploration. The property includes gas central heating & UPVC double glazing.









- Five Bedroomed Semi-Detached
- Open Plan Kitchen-Diner
- Downstairs W/C & Garage
- Lounge With Feature Fireplace
- Four Double Bedrooms

- Modern Family Bathroom
- Off Road Parking
- South Facing Rear Garden
- Walking Distance to Pentland Shops & Sindelfingen Park

• EPC: DBC / Council Tax Band: C



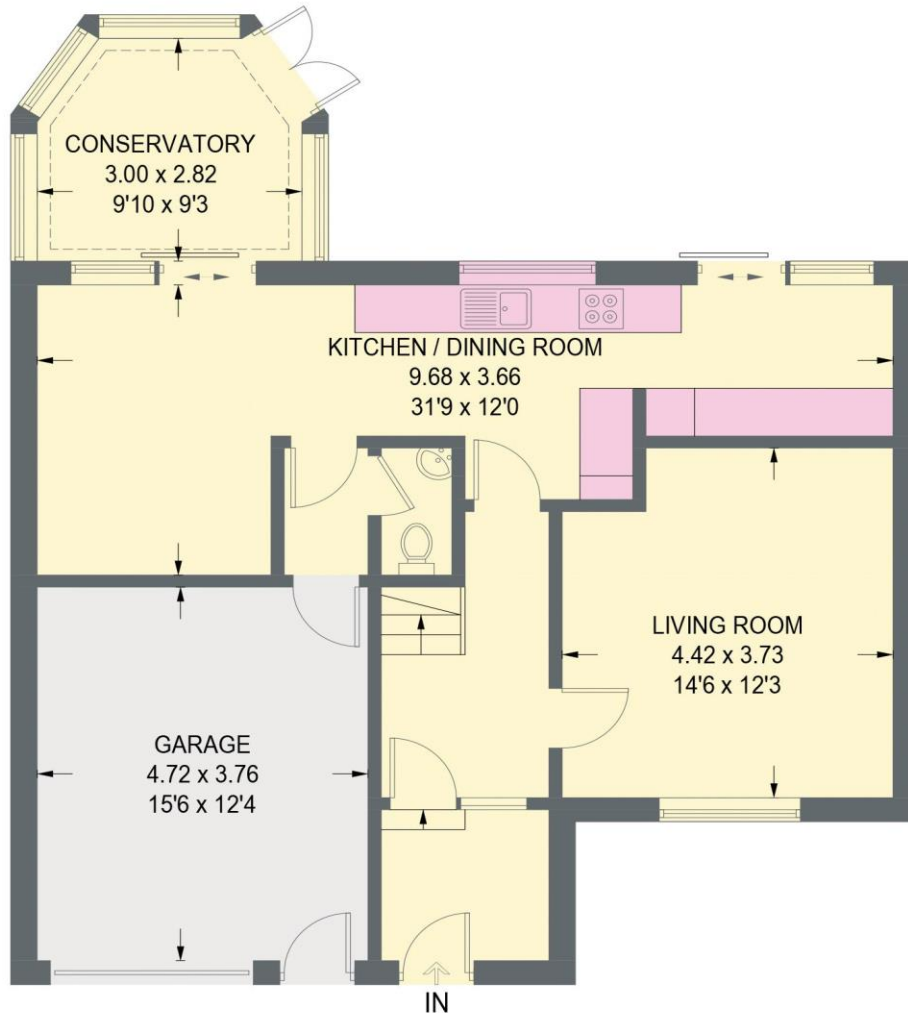




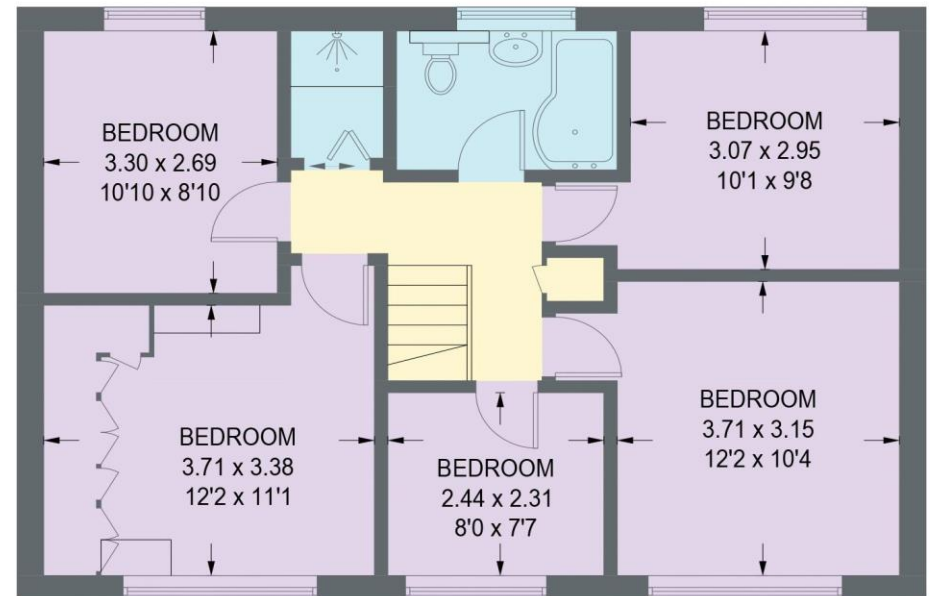


# 12 ROSTON CLOSE

APPROXIMATE GROSS INTERNAL AREA = 150.0 SQ M / 1615 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR = 83.6 SQ M / 900 SQ FT**



**FIRST FLOOR = 66.4 SQ M / 715 SQ FT**

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



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