

FREEHOLD



House

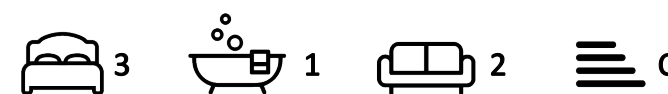
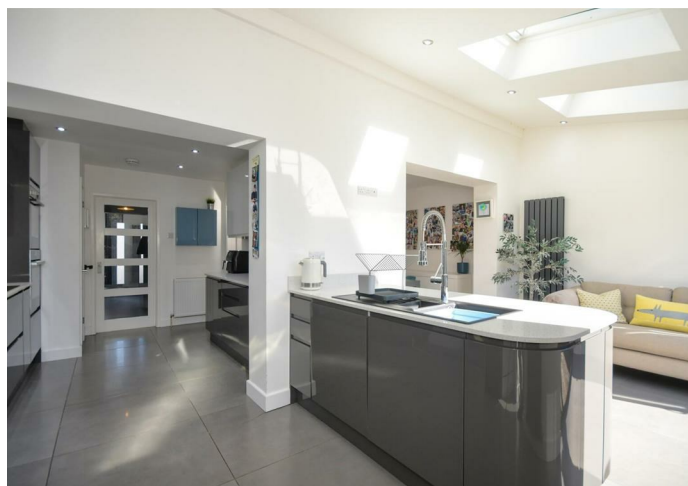
# 113 LONGCROFT ROAD, DRONFIELD WOODHOUSE, DRONFIELD, S18 8XW

Guide price

£450,000

## FEATURES

- Beautifully extended family space
- Modern family bathroom
- Planning permission approved for front elevation
- Detached garage and generous driveway
- Stylish kitchen, ideal for entertaining
- Office space for remote work
- Contemporary bespoke features
- Located in Dronfield Woodhouse



# 3 Bedroom House located in Dronfield

## Kitchen

19' 8" x 8' 6"

The kitchen is a spacious and contemporary area measuring 6.00m by 2.60m (19' 8" by 8' 6"). It features sleek grey cabinetry and a central island with a built-in sink, bathed in natural light from skylights above. The room opens seamlessly to the dining area and the garden beyond via large bi-fold doors, creating a bright and airy feel and a feeling of outside in. Integrated appliances and ample countertop space make this kitchen both stylish and practical.

## Dining Room

10' 6" x 9' 10"

The dining room, measuring 3.20m by 3.00m (10' 6" by 9' 10"), links beautifully with the kitchen and lounge. It benefits from direct access to the garden through bi-fold doors, flooding the space with natural light. A modern table with colourful chairs adds vibrancy to this welcoming room, perfect for family meals and gatherings.

## Lounge

13' 9" x 9' 10"

The lounge is a cosy yet spacious room measuring 4.20m by 3.00m (13' 9" by 9' 10"). It features a neutral carpet and white walls, creating a calm and inviting atmosphere. Double doors lead through to the dining room, allowing for flexible use of space. The room is well-lit with recessed ceiling lights and offers ample space for comfortable seating.

## Hall

The hallway provides a welcoming entrance with a carpeted floor, bespoke features, ample storage, and stairs leading to the first floor. A convenient ground floor WC is located just off the hall for guests.

## Main Bedroom

13' 9" x 12' 2"

The main bedroom is a generous space measuring 4.20m by 3.70m (13' 9" by 12' 2"). It is bright and airy, with an extended window allowing plenty of daylight to fill the room. The bedroom features generous wardrobes along one wall, offering excellent storage without compromising on space.

## Bedroom 2

10' 10" x 10' 6"

Bedroom 2 measures 3.30m by 3.20m (10' 10" by 10' 6") and enjoys a bright ambiance with rear facing garden views. This room is furnished with a double bed and storage wardrobe, making it a comfortable space for rest or study.

## Bedroom 3

8' 6" x 7' 7"

Bedroom 3 is a spacious room measuring 2.60m by 2.30m (8' 6" by 7' 7") and is currently arranged as a single bedroom with ample wardrobe space, however this can be configured as a double room if required. It offers good views of this popular road and overlooks the delightful front garden.

## Bathroom

7' 10" x 7' 10"

The bathroom measures 2.40m by 2.40m (7' 10" by 7' 10") and is fitted with modern fixtures including a bath, a separate shower enclosure, a sink with a vanity unit, and a toilet. The room is finished with neutral tiles and dual windows that provide natural light while maintaining privacy.

## Office

9' 6" x 8' 2"

The office in the outbuilding measures 2.90m by 2.50m (9' 6" by 8' 2") and provides a bright, compact workspace. The room is finished in neutral tones with practical shelving and storage units, making it an ideal spot for working from home or hobbies. Rear facing garden views allows for a peaceful work or study space.



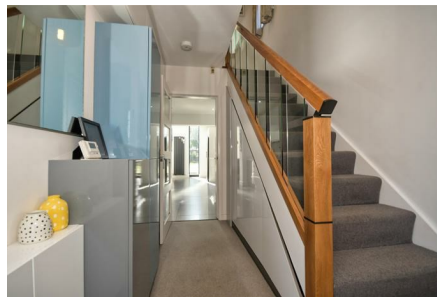


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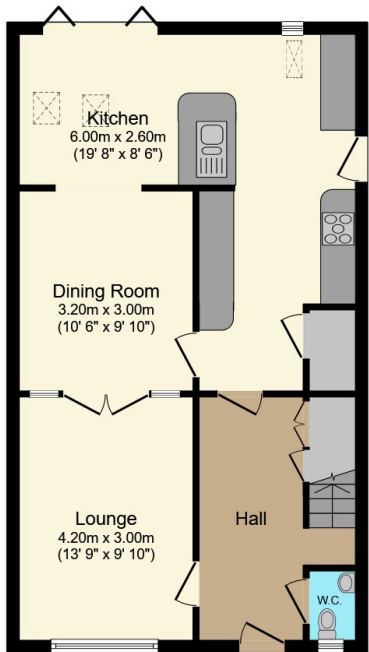
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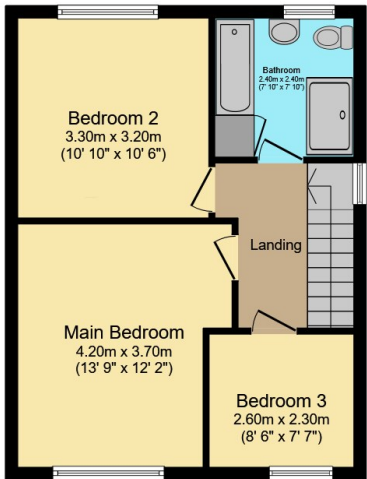
113 Longcroft Road, Dronfield Woodhouse, S18 8XW

Council Tax Band

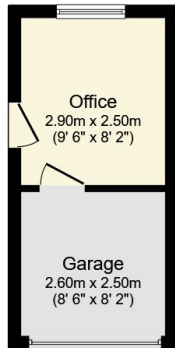
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**Ground Floor**  
Floor area 60.6 sq.m. (652 sq.ft.)



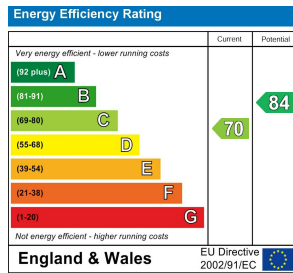
**First Floor**  
Floor area 44.9 sq.m. (484 sq.ft.)



**Outbuilding**  
Floor area 13.8 sq.m. (148 sq.ft.)

Total floor area: 119.3 sq.m. (1,284 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

