

FREEHOLD



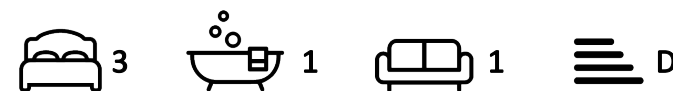
House - Detached

4 FORD CLOSE, DRONFIELD, S18 1TG

£370,000

FEATURES

- 3 bedroom Detached with garage conversion
- Three spacious bedrooms
- One modern bathroom
- Garden conversion with W/C
- Stylish open plan kitchen/dining room
- Spacious driveway and carport
- Sought after location
- Sizable rear garden with decked area and lawn



3 Bedroom House - Detached located in Dronfield

Living Room

12' 10" x 10' 6"

This welcoming living room offers a cosy and comfortable setting, featuring a soft carpet underfoot and a large bay window that fills the space with natural light. Neutral wall tones provide a calm backdrop, complemented by ample room for seating and entertainment.

Kitchen/Dining Room

17' 9" x 11' 10"

The kitchen and dining area is a bright, modern space with sleek dark cabinetry and contrasting white work surfaces. It is equipped with integrated appliances and offers plenty of storage and preparation space. The room opens out to the garden via double doors, creating a seamless flow for indoor-outdoor living and entertaining.

Hall

The hallway provides a practical entrance to the home with smart wood-effect flooring that continues through the ground floor. It features stairs rising to the first floor and a built-in storage cupboard beneath, alongside a window allowing in natural light.

Bedroom one

12' 10" x 10' 6"

Bedroom one is a spacious primary bedroom, decorated in soothing neutral tones and carpeted for comfort. It benefits from a large window that overlooks the front garden, and allotments, allowing plenty of daylight to fill the room.

Bedroom two

12' 2" x 9' 6"

Bedroom two is a well-proportioned double bedroom with carpet flooring. A large window offers rear garden views and natural light, making this room bright and airy.

Bedroom three

6' 11" x 6' 7"

Bedroom three is a spacious single room, that is currently being used as an office however could be an ideal bedroom. It is carpeted and features a window to the front aspect.

Bathroom

8' 6" x 7' 7"

The bathroom is a modern and stylish space fitted with a bath, a separate shower enclosure, a toilet, and a washbasin. The room is tiled throughout and includes a frosted window for privacy and natural light.

Outside Office

15' 5" x 6' 11"

This outside office offers a versatile space with potential for use as a home workspace or studio. It includes a W.C. and benefits from natural light through a side window, making it a practical addition to the property.

Rear Garden

The rear garden is a delightful outdoor space with a decked patio area ideal for dining and relaxation. Beyond the decking, the garden is mainly laid to lawn and enclosed by fencing, making it secure and private. There is also a shed providing useful storage.



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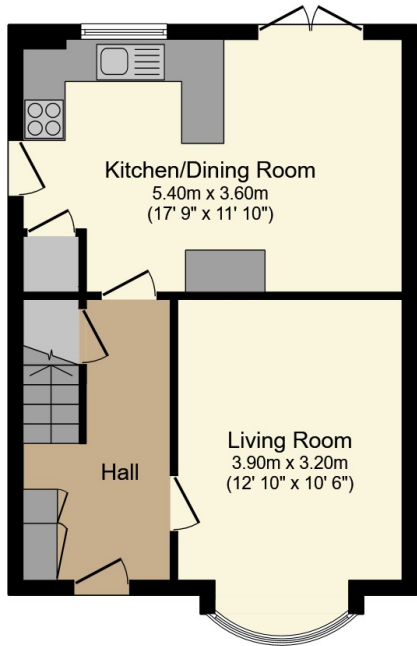
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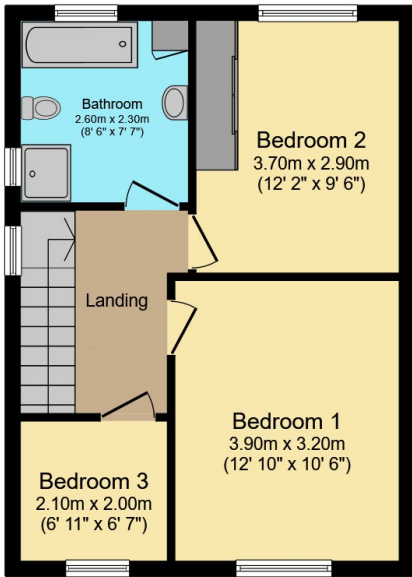
4 Ford Close, Dronfield, S18 1TG

Council Tax Band

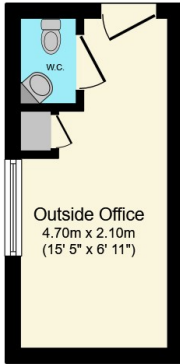
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Ground Floor
Floor area 42.9 sq.m. (462 sq.ft.)



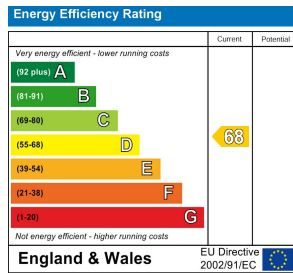
First Floor
Floor area 41.6 sq.m. (448 sq.ft.)



Outbuilding
Floor area 9.9 sq.m. (106 sq.ft.)

Total floor area: 94.3 sq.m. (1,015 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



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.

