

FREEHOLD



House

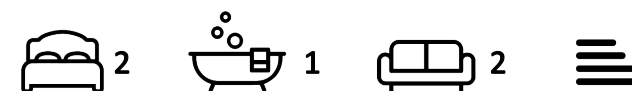
2 BOWNESS CLOSE, DRONFIELD WOODHOUSE, DRONFIELD, S18 8PE

Offers in the region of

£235,000

FEATURES

- Two double bedroom semi detached property
- Extended to the side
- Two reception rooms
- Modern fitted kitchen and bathroom
- Patio doors leading to the delightful enclosed rear garden
- Private driveway
- Dual entrance
- Close to local schools and amenities



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MORE THAN JUST AN ESTATE AGENT

2 Bedroom House located in Dronfield

Lounge

20' 4" x 10' 6"

This welcoming lounge featuring wood-effect flooring that flows through the open entrance and staircase area. Natural light fills the room from a large window, creating a comfortable space to relax or entertain. The room's neutral tones and contemporary lighting give it a fresh and inviting atmosphere.

Kitchen

11' 2" x 7' 3"

The kitchen offers a modern and functional layout. Integrated appliances include an oven and hob with an extractor above, framed by stylish white tiled splash backs. A window over the sink provides views into the garden and brings plenty of daylight in, while the flooring matches the lounge, creating a cohesive flow between the spaces. A doorway connects the kitchen to the dining room for ease of entertaining.

Dining Room

12' 10" x 6' 11"

This dining room is a bright space, with double doors opening out onto the garden patio, seamlessly extending the living area outdoors. The room is finished with wood-effect flooring and neutral walls, creating a versatile space for dining or working. It also benefits from a handy utility area adjacent to it, with appliances and additional storage cupboards.

Bathroom

7' 7" x 4' 3"

This stylish bathroom is finished with contemporary light grey tiling creating a calm, neutral backdrop. It includes a white bathtub with an overhead rainfall shower, a pedestal basin, and a close-coupled WC. A frosted window allows natural light while maintaining privacy, and the room is compact yet functional.

Bedroom One

10' 10" x 9' 2"

Bedroom one is a restful space, decorated in soft neutral shades with a feature green accent wall behind the bed adding a touch of colour. A large window fills the room with natural light, while practical carpet flooring adds warmth and comfort underfoot. The room offers ample space for bedroom furniture and storage solutions.

Bedroom Two

10' 10" x 7' 3"

Bedroom two is a double bedroom, carpeted and neutrally decorated to create a calm and private atmosphere. It is currently used as a study /dressing room with a sofa bed, providing versatility as either a bedroom or home office. The window lets in natural light, making the room feel bright and airy despite its compact size.

Rear Garden

The garden is a nicely maintained outdoor space featuring a paved patio area ideal for seating and dining, which extends onto a well-kept lawn bordered by mature shrubs and conifer hedges for privacy. There is a charming garden that creates a pleasant and private environment to enjoy the outdoors throughout the seasons.

Utility Room

The utility room is a practical space adjacent to the dining room, fitted with white cabinetry, a washing machine, and a dishwasher. It also has a side door providing direct access to the exterior, making it a convenient area for household chores and additional storage.

Front Exterior

The front exterior of the property features a semi-detached design with a driveway providing off-road parking. There is a small porch at the entrance and a lawn area beside the driveway, enclosed by a wooden fence offering privacy and a tidy appearance to the front aspect.



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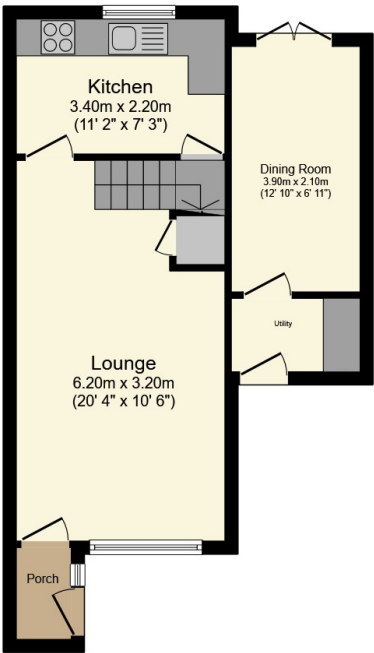
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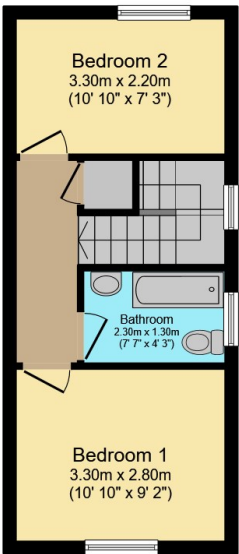
2 Bowness Close, Dronfield Woodhouse S18 8PE

Council Tax Band

B



Ground Floor
Floor area 42.0 sq.m. (452 sq.ft.)



First Floor
Floor area 28.8 sq.m. (310 sq.ft.)

Total floor area: 70.8 sq.m. (762 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

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

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.

