



Spencer.

57a, Stubble Lane, Dronfield Woodhouse, S18 1PG



**Buy** —

this simply stunning and well proportioned detached family home with five double bedrooms, five bathrooms, ample storage, secure gated driveway and detached double garage with beautiful garden in this highly desirable location.

— from *Spencer.*

- Superbly presented and designed detached family home
- Five ample double bedrooms with fitted storage, four being ensuite
- Open plan kitchen diner and separate utility room
- Formal dining room and lounge with feature fireplace
- Snug and office space
- Private rear garden with hot tub and summer house
- Ample gated, secure parking and detached double garage
- Council Tax Band-F
- EPC Rating-B
- What3words///chef.twist.staple



**£795,000**









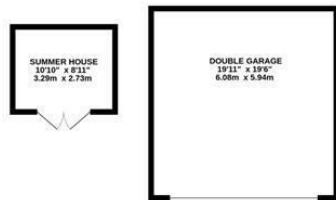




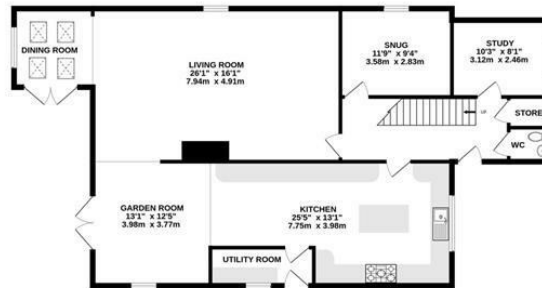


# Floorplan

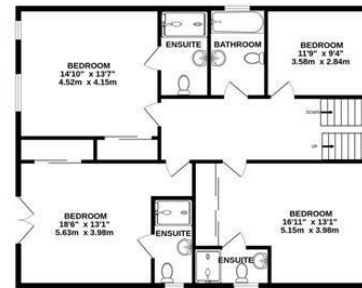
OUTBUILDINGS  
485 sq.ft. (45.1 sq.m.) approx.



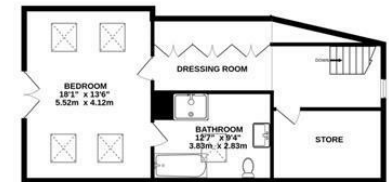
GROUND FLOOR  
1314 sq.ft. (122.0 sq.m.) approx.



1ST FLOOR  
1103 sq.ft. (102.4 sq.m.) approx.



2ND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 3539 sq.ft. (328.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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+44 (0)114 268 3682  
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP  
SpencersEstateAgents.co.uk

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