9 Ennerdale Close, Dronfield Woodhouse, Dronfield, S18 8PL

Saxton Mee

9 Ennerdale Close

Dronfield Woodhouse

Price Guide

£270,000

Price Guide £270,000 - £280,000

** NO CHAIN **

Truly deceptive, this surprisingly spacious semi detached house now offers THREE DOUBLE BEDROOMS having been considerably extended creating a superb family home which is enviably located on a favoured corner plot at the head of the cul-de-sac.

Standing within this increasingly desirable residential area which is well served by a host of local amenities including renowned schooling, superb park, shops and bus services, the property offers gas fired central heating via an Ideal combination boiler that was fitted around 2020, with there being uPVC double glazed windows, replacement soffits, facias and guttering. Outstanding kitchen approximately two years old, inner hall with downstairs cloakroom/wc, beautifully proportioned living/dining room, first floor landing of which opens three double bedrooms and an excellent bathroom with jacuzzi bath.

Gravelled driveway with parking for two vehicles, detached garage with electric and path to the side. Lawned rear garden with patio and shed. Hot and cold water taps are fitted to the outside.

- Favoured corner plot
- Considerably extended
- Deceptively proportioned
- THREE DOUBLE BEDROOMS
- Perfect for a family
- Host of local amenities close by
- New kitchen and boiler within the last 5 years
- Parking for two vehicles plus detached garage
- Gas central heating and double glazing
- EPC: C - Tenure: Freehold Council Tax Band: B

9 ENNERDALE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 74.9 SQ M / 806 SQ FT
GARAGE = 13.4 SQ M / 144 SQ FT
TOTAL = 88.3 SQ M / 950 SQ FT

GROUND FLOOR
37.5 SQ M / 404 SQ FT

FIRST FLOOR
37.4 SQ M / 402 SQ FT

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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