



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

Saxton Mee

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Dronfield Woodhouse

Price Guide

£270,000

Price Guide £270,000 - £280,000

** NO CHAIN **

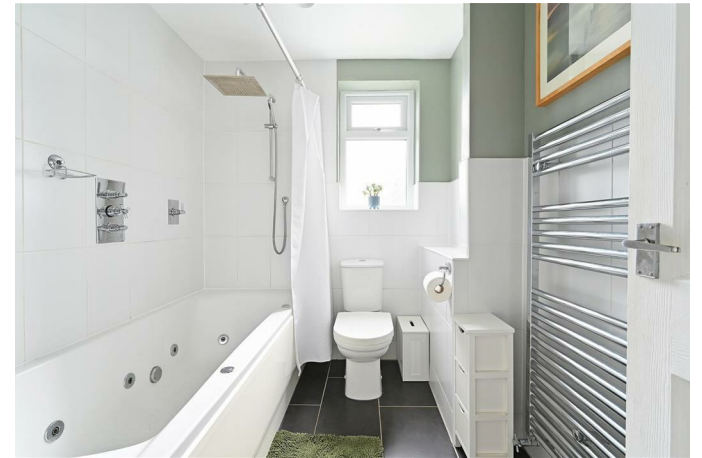
Truly deceptive, this surprisingly spacious semi detached house now offers THREE DOUBLE BEDROOMS having been considerably extended creating a superb family home which is enviably located on a favoured corner plot at the head of the cul-de-sac.

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, fascias 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

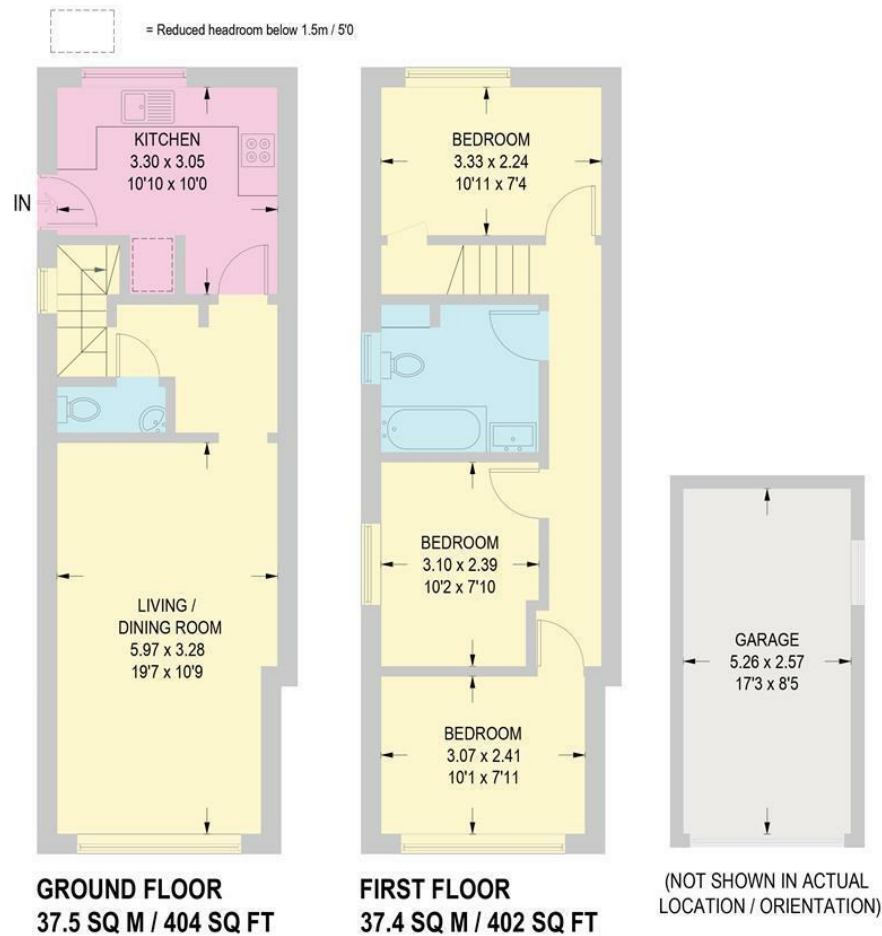


Illustration for identification purposes only.
measurements are approximate, not to scale.

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