



216 Stubley Lane, Dronfield Woodhouse, Derbyshire, S18 8YR



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£550,000

Truly deceptive, this beautifully presented and superbly proportioned THREE DOUBLE BEDROOMED and two bathroomed detached bungalow has been totally transformed in recent years benefitting from a large rear extension which offers a most impressive open plan living/dining kitchen area with lofted ceiling, Velux rooflights, bi-fold doors and multi-fuel burner.

The property has been re-roofed, re-plastered, re-plumbed with new windows, doors, soffits, fascias and gutters and with a new Worcester Bosch combination boiler, central heating system at the same time with the advantage of Hive remote control. Enviously located set well back from the main road with the additional advantage of the access being off the service/relief road where a block paved driveway leads in to provide ample off road parking for several cars plus motorhome or caravan, car port to the side and large garage with workshop beyond. An entrance porch opens to the hallway with extensive cloaks/storage cupboards, stunning living dining kitchen with the kitchen having a range of solid oak fronted units with Quartz working surfaces and high quality Bosch integrated appliances including an induction hob and Bosch self clean oven, Bosch oven grill microwave (2 ovens) Bosch fridge/freezer dishwasher washing machine and tumble dryer.

Three double bedrooms with the master bedroom having an excellent en-suite shower room, family/guest shower room. When the refurbishment was carried out and re-roofing undertaken joists were installed to accommodate the provision of a first floor so there is tremendous potential for further development if so desired (subject to any necessary approvals).

There is a lovely private rear composite decked courtyard with artificial lawn beyond being a great area for entertaining with very little maintenance. Garden shed.



- Beautifully proportioned and considerably extended
- Totally refurbished
- Stunning open plan living dining kitchen with vaulted ceiling, multi fuel log burner and high quality Bosch appliances
- Three double bedrooms and two bathrooms
- Carport, large garage and workshop, garden shed
- Renowned local schooling
- Sought after location. Short 5 min walk to butchers, convenience store, post office, doctors and pharmacy
- Provision to be extended into the roofspace (subject to consents)
- Viewing truly essential
- EPC: D / Freehold / Council Tax Band: D





216 STUBLEY LANE

APPROXIMATE GROSS INTERNAL AREA = 127.1 SQ M / 1368 SQ FT

GARAGE / WORKSHOP = 25.8 SQ M / 278 SQ FT

TOTAL = 152.9 SQ M / 1646 SQ FT



GROUND FLOOR

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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