



7 Ashford Close, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8RR

Saxton Mee



# 7 Ashford Close

## Dronfield Woodhouse

£390,000

Particularly well situated this excellent four bedroomed detached family home stands at the end of a small cul de sac only a few hundred yards away from the park and a good range of amenities and shops along with the doctors and pharmacy.

Offering gas fired central heating and uPVC double glazing the property is complimented by gardens to both the front and rear which enjoys a southerly aspect and good degree of privacy. Entrance hall, dining room which lends itself to be opened through into the kitchen to make a modern open plan area, nicely proportioned living room with patio doors to the garden, downstairs cloakroom, landing off which opens three double bedrooms (two of which have built in wardrobes), and a large single bedroom and bathroom.

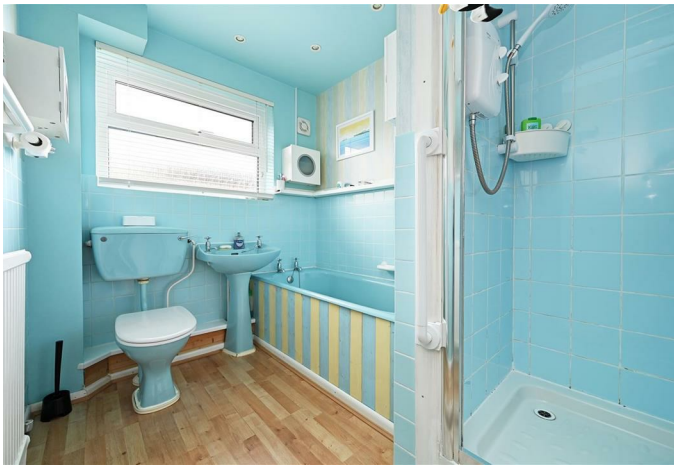
Driveway with possibility of further parking by utilising the front garden. Large garage which houses the gas central heating boiler. Attractive rear garden with lawn and sitting out area.



- Superb position
- Small cul-de-sac
- Close to park and catchment for renowned local schooling
- Perfect family home
- Sensibly priced reflecting the need for updating
- South facing rear garden
- Drive and good size garage
- Close to park and shops
- EPC: D
- Tenure: Freehold Council Tax Band: D



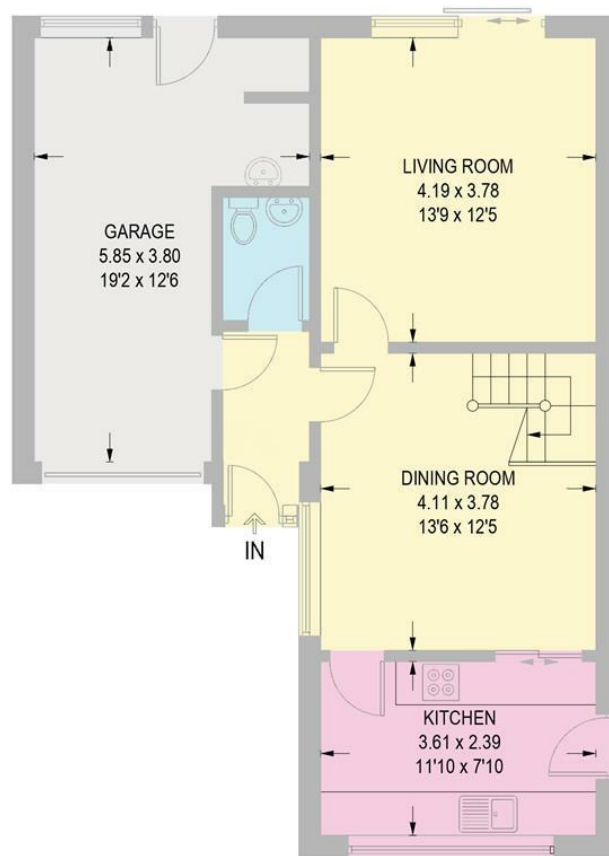




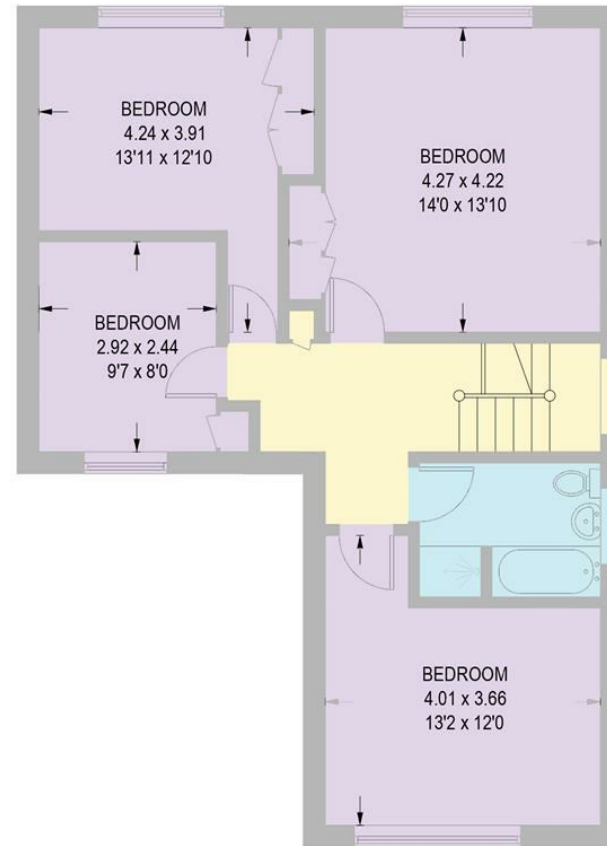


## 7 ASHFORD CLOSE

APPROXIMATE GROSS INTERNAL AREA = 130.4 SQ M / 1403 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR**  
**65.5 SQ M / 705 SQ FT**



**FIRST FLOOR**  
**64.9 SQ M / 698 SQ FT**

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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