



2 Walton Close, Dronfield Woodhouse, Dronfield, S18 8UB



2 Walton Close

Dronfield Woodhouse

£525,000

A beautifully proportioned five bedroomed detached family home which is particularly well situated on a sought after cul-de-sac within this well established and increasingly popular residential area well served by renowned schooling.

The spacious accommodation is complimented by a lovely private westerly facing rear garden with the house benefitting from double glazing and a new Ideal combination boiler which was fitted around 2020. Reception hall with downstairs cloakroom/WC, spacious living room with feature fireplace, well equipped breakfast kitchen which lends itself to being opened through to the adjacent dining room subject to any necessary permissions creating a large modern open plan daytime living area. Enclosed side passageway with doors to both the front and rear providing access to the good size utility room. Opening from the landing on the first floor is a linen cupboard which could make an en-suite shower room for one of the bedrooms. There are three good sized double bedrooms, the main bedroom at the rear being particularly well proportioned with the fifth bedroom ideal as a study for anyone working from home. Superb bathroom with a separate large walk in shower which was fitted around 2016 and has the benefit of underfloor heating.

Attractive large established rear garden with a favoured westerly aspect having lawn, patio and is well stocked. Drive and good size integral garage.

- Beautifully spacious family home
- Sought after location
- Favoured cul-de-sac
- Good local schooling
- Well maintained combination boiler fitted around 2020
- Large well established west facing rear garden
- No chain, vacant possession
- EPC: D
- Tenure freehold
- Council Tax Band E



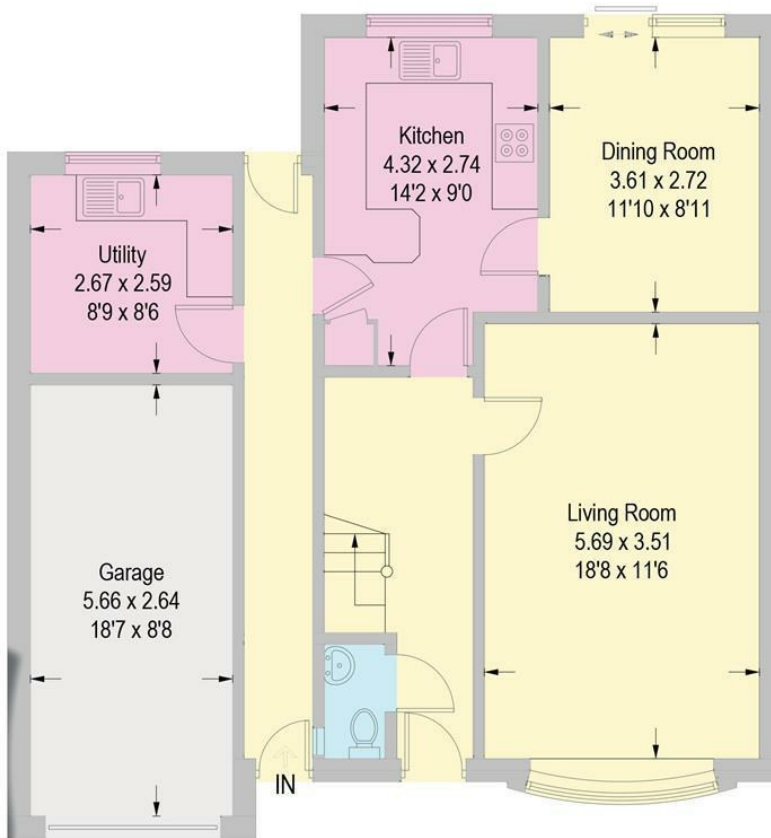


2 WALTON CLOSE

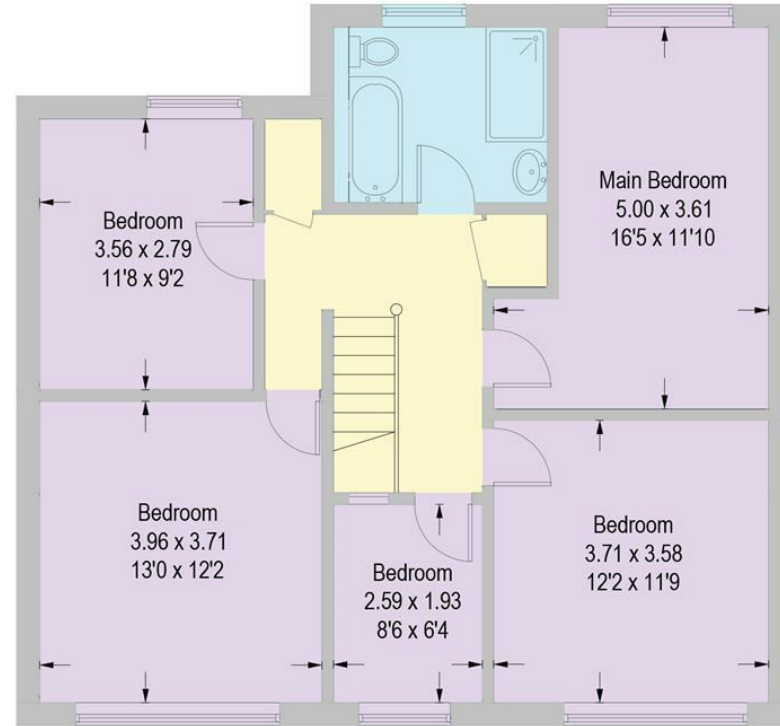
APPROXIMATE GROSS INTERNAL AREA = 149.7 SQ M / 1611 SQ FT

GARAGE = 15.0 SQ M / 161 SQ FT

TOTAL = 164.7 SQ M / 1772 SQ FT



GROUND FLOOR
69.8 SQ M / 751 SQ FT (EXCLUDING GARAGE)



FIRST FLOOR
79.9 SQ M / 860 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1084373)

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