



Walclare, 198 Stubley Lane, Dronfield Woodhouse, Dronfield, Derbyshire,  
S18 8YP



# 198 Stubley Lane

## Dronfield Woodhouse

### £795,000

Guide price £795,000 - £825,000

An outstanding opportunity has arisen to acquire this most impressive five bedroomed and three bathroomed detached family home which is enviably located just off Stubley Lane occupying a superb plot extending to 1/4 of an acre or thereabouts and within easy reach of a host of local amenities including renowned schooling and train station.

The beautifully proportioned and well balanced accommodation has been immaculately maintained and well appointed offering gas central heating, double glazing and briefly comprising: generous reception hall, most spacious living room, sitting room, dining room, well equipped breakfast kitchen, outstanding conservatory, downstairs WC and two useful store cupboards. First floor landing with five bedrooms with even the smallest room able to accommodate a double bed. The master bedroom having an excellent en-suite shower room. Excellent bath and further shower room. Fitted wardrobes to three bedrooms. The excellent loft space has further potential subject to any consents and are partially boarded.

One of the highlights of this property is its great location, set back from the road, providing a sense of privacy and tranquillity. The large walled rear garden is an absolute delight, offering a beautiful outdoor space where you can unwind and enjoy the fresh air in complete privacy with an excellent summerhouse with power and water.

Block paved driveway with ample parking, large garage with electric door.

Whether you're looking for a spacious family home or a place to host gatherings with friends, this property ticks all the boxes. Don't miss the opportunity to make this stunning house your new home in the heart of Dronfield.



- Outstanding opportunity with NO UPWARD CHAIN
- Beautiful detached five bedroomed and three bathroomed home
- Sought after locality set back on a small relief road
- Immaculately maintained and well presented
- Stunning beautifully set out walled rear garden
- Ample parking and large integral garage with electric door
- Nearly 3000 sq ft of accommodation set in approx. 1/4 of an acre plot
- EPC: D
- Council Tax Band: E
- Tenure - Freehold





# 198 STUBLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 274 SQ M / 2949 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.

www.saxtonmee.co.uk

Banner Cross  
T: 0114 268 3241

E: bannercross@saxtonmee.co.uk

Dronfield  
T: 01246 290992

E: dronfield@saxtonmee.co.uk

Hathersage  
T: 01433 650009

E: hathersage@saxtonmee.co.uk

Bakewell  
T: 01629 815307

E: bakewell@saxtonmee.co.uk

Matlock  
T: 01629 828250

E: matlock@saxtonmee.co.uk

