



5 Southcote Drive, Dronfield Woodhouse, Dronfield, S18 8UD



# 5 Southcote Drive

## Dronfield Woodhouse

Price Guide

# £280,000

Guide price £280,000 - £290,000

Enviably located towards the end of a small cul-de-sac, this excellent two bedroomed detached bungalow perfect for the retired, not only backing onto the park but being only a couple of hundred yards from a good range of amenities including Co-op supermarket, cafe, doctors, pharmacist along with the two local primary schools.

The nicely proportioned accommodation benefits from being double glazed and has had a new Worcester gas fired combination boiler fitted around 2019.

Good sized fitted kitchen (which along with the living/dining room enjoys views over the park), inner hall, main bedroom having built in wardrobes, second bedroom which could alternatively be used as a dining room or snug but again has built in wardrobes and French door to the private rear garden. Bathroom being fully tiled and having a thermostatically controlled shower over the bath.

There is a detached single garage with rear personnel door. Lovely enclosed rear garden and ornamental front garden with views over the park.



- Great location backing onto the park
- Very close to a good range of amenities including supermarket and doctors
- New Worcester gas fired boiler around 2019
- Two bedrooms
- Nicely proportioned well cared for accommodation
- Perfect for the retired
- Parking and garage
- EPC: D
- Tenure: Freehold
- Council Tax Band: C



# 5 SOUTHCOTE DRIVE

APPROXIMATE GROSS INTERNAL AREA = 54.0 SQ M / 581 SQ FT  
(EXCLUDING GARAGE)

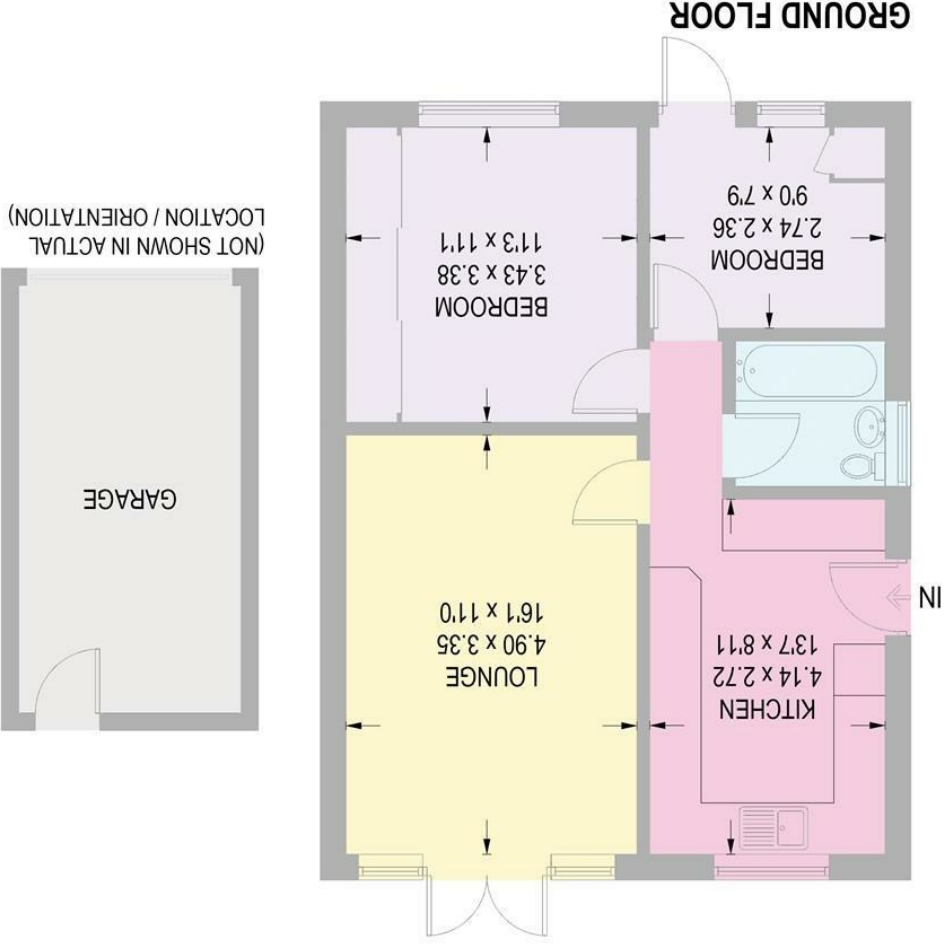


Illustration for identification purposes only.  
measurements are approximate, not to scale.

## GROUND FLOOR

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www.saxtonmee.co.uk

E: bannercross@saxtonmee.co.uk

T: 0114 268 3241

Banner Cross

E: dronfield@saxtonmee.co.uk

T: 01246 290992

Dronfield

E: hathersage@saxtonmee.co.uk

T: 01433 650009

Hathersage

E: bakewell@saxtonmee.co.uk

T: 01629 815307

Bakewell

E: matlock@saxtonmee.co.uk

T: 01629 828250

Matlock

Saxton Mee