



10 Sheards Drive, Dronfield Woodhouse, Dronfield, S18 8NF

Saxton Mee

10 Sheards Drive

Dronfield Woodhouse

Offers Around

£400,000

Offering beautifully proportioned family living is this deceptively spacious four bedroomed detached house which has been considerably extended both to the rear and into the former garage to provide over 1300 sq ft of accommodation.

Conveniently located within this popular and established residential area within the catchment of renowned local schooling and a host of local amenities including local park, shops and bus service.

Offering uPVC double glazing and gas fired central heating via an 'Alpha' combination boiler which was fitted around 2019/2020, the property briefly comprises: entrance porch, downstairs WC, large dining room with feature fireplace, snug/playroom/study (former integral garage), beautifully proportioned lounge, well equipped kitchen. Landing, master bedroom with built in wardrobes and en-suite shower room, two further double bedrooms, large single bedroom/study and family bathroom.

Ample off road parking, lawned rear garden with patio and two useful sheds. There is also an electric car charging point.



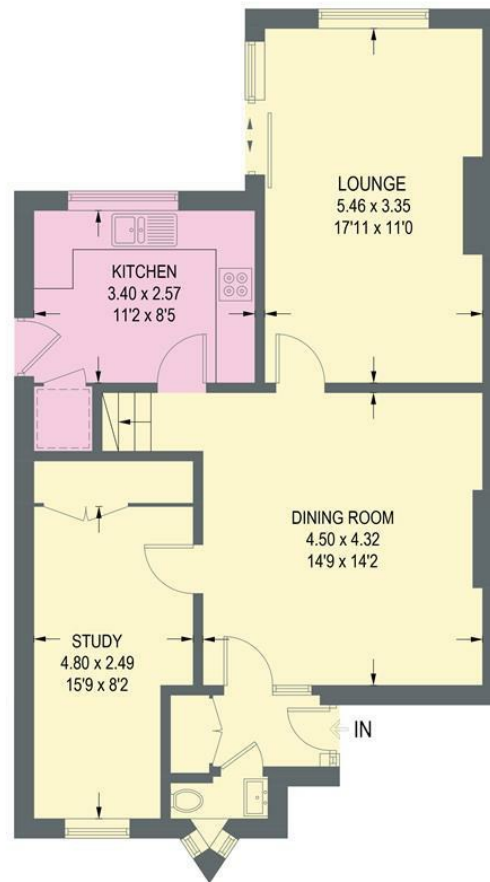
- Superbly proportioned family accommodation
- Four double bedrooms and two bathrooms
- Three reception rooms
- Considerably extended
- Well established and popular locality
- Recent gas fired boiler
- Perfect for a large or extended family
- Renowned schooling and nearby park
- Viewing recommended
- Tenure: Freehold - Council Tax Band :D - EPC: D





10 SHEARDS DRIVE

APPROXIMATE GROSS INTERNAL AREA = 124.3 SQ M / 1338 SQ FT



GROUND FLOOR
68.5 SQ M / 737 SQ FT



FIRST FLOOR
55.8 SQ M / 601 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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