



12 Patterdale Close, Dronfield Woodhouse, Dronfield, Derbyshire, S18



# 12 Patterdale Close Dronfield Woodhouse

## £275,000

An excellent opportunity for a first time buyer or young family to acquire a nicely presented three bedroomed semi detached house which has been extended both to the rear and at the front where the kitchen has been opened through into the former garage to make an excellent open plan dining kitchen.

Forming part of a small cul-de-sac within this highly sought after residential area the accommodation offers gas fired central heating and uPVC double glazing and briefly comprises: side hall, good size living room, family room, well equipped dining kitchen. First floor landing off which opens two double bedrooms and single bedroom. Bathroom with a white suite.

Off road parking to the front with EV car charging point, enclosed mainly lawned rear garden with patio.



- Nicely presented and extended three bedroomed semi detached home
- Great location close to renowned local schooling
- Two/three reception rooms
- Enclosed rear garden
- EV car charging point
- Open plan dining kitchen
- Of benefit to a first time buyer or young family
- Viewing recommended
- EPC:
- Tenure: / Council tax Band:





# 12 PATTERDALE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 93.7 SQ M / 1008 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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