



8 Cruck Close, Dronfield Woodhouse, Dronfield, S18 8QX

Saxton Mee

# 8 Cruck Close

## Dronfield Woodhouse

£385,000

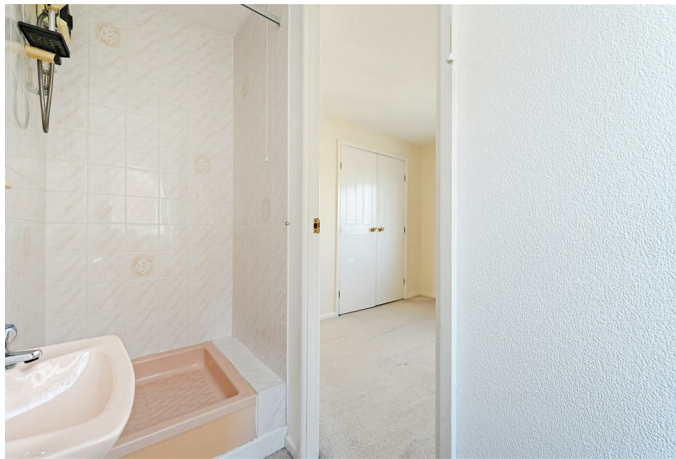
A great opportunity to purchase an affordable four bedroomed detached house which is perfect for a young family being enviably located forming part of a small cul-de-sac within this desirable residential area well served by a host of local amenities including nearby sports centre, renowned schooling, park, shops, pharmacist and doctors.

Offered for sale with no upward chain, the gas centrally heated and double glazed property briefly comprises; entrance lobby with cloaks cupboard, lounge, inner hall, downstairs WC, fitted kitchen, separate dining room which lends itself to being opened up into the kitchen. Double glazed conservatory. First floor landing, master bedroom with built in wardrobes and en-suite shower room, bedroom two again with built in wardrobes, two further double bedrooms and family bathroom.

Tarmac drive, integral single garage, private westerly facing rear garden set down to lawn with patio, shed and flower borders.



- Sensibly priced four bedroomed detached home
- Favoured cul-de-sac position
- Superb range of nearby amenities
- Private westerly facing rear garden
- Master bedroom with en-suite
- Gas central heating and double glazing
- No chain
- EPC
- Tenure: Freehold
- Council Tax Band: E

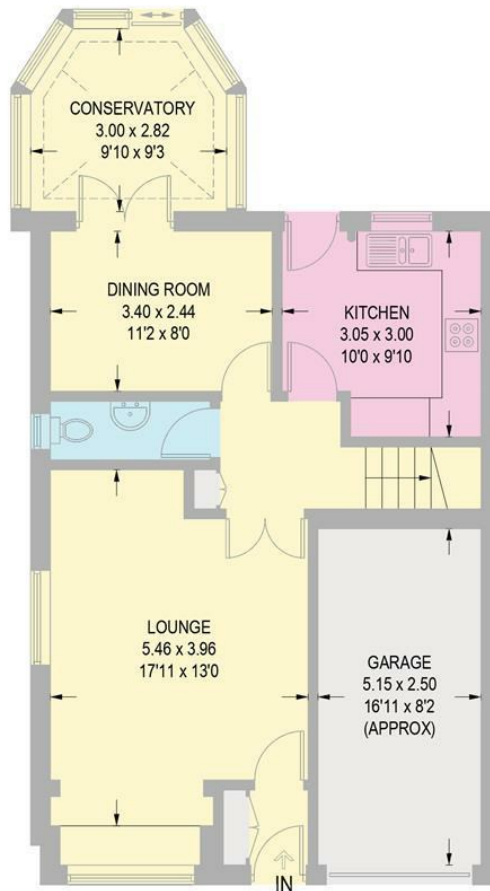


# 8 CRUCK CLOSE

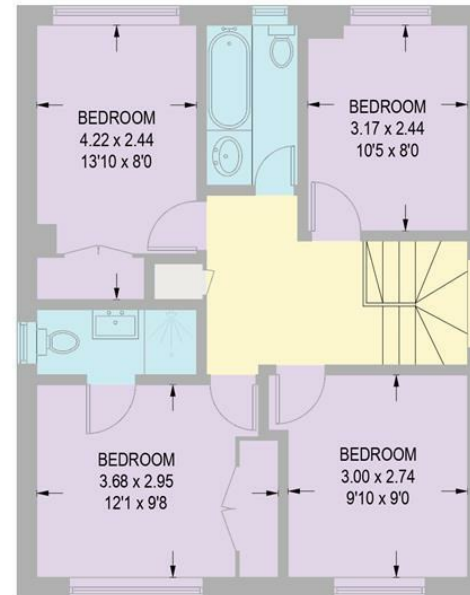
APPROXIMATE GROSS INTERNAL AREA = 114.2 SQ M / 1230 SQ FT

GARAGE = 12.9 SQ M / 139 SQ FT

TOTAL = 127.1 SQ M / 1369 SQ FT



**GROUND FLOOR**  
58.4 SQ M / 629 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.\*