



20 Solway Rise, Dronfield, Derbyshire, S18 8ZR



# 20 Solway Rise

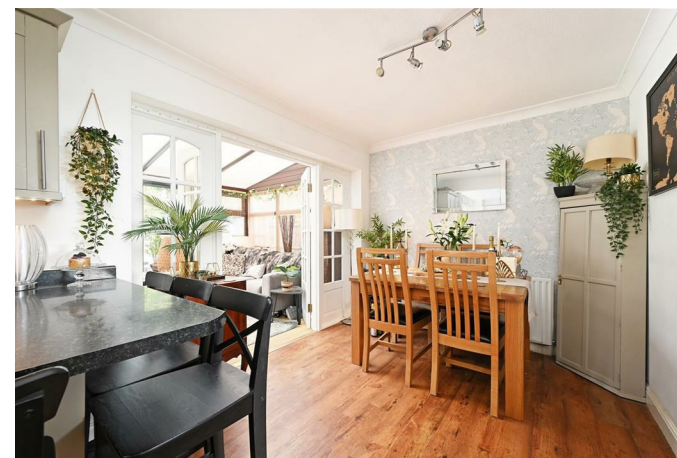
## £450,000

A well appointed four/five bed roomed detached family home located in a most sought after residential area being well placed for a range of local amenities and having the benefit of a beautiful rear garden.

This excellent property offers spacious accommodation which briefly comprises: entrance hall with downstairs WC and cloaks cupboard, study/bedroom5, front facing lounge with large picture window and feature fireplace, stylish kitchen with shaker style units and a range of built in appliances. The kitchen opens through to the dining room which in turn leads through to the uPVC double glazed conservatory which overlooks the garden.

First floor landing, master bedroom with fitted wardrobes to one wall and en-suite shower room, double bedrooms two and three and single bedroom four. Recently fitted family bathroom with shower over the bath.

Outside sees off road parking and detached single garage. Private enclosed tiered garden with superb patio entertaining terrace and low maintenance artificial grass and slate areas and greenhouse.



- Fantastic 4/5 bed roomed family home
- Sought after residential location
- Excellent family bathroom and en-suite to the master bedroom
- Beautiful enclosed rear garden with superb entertaining patio area
- Detached single garage -EV charging point
- Open plan kitchen/dining room leading to the conservatory
- EPC:
- Tenure:
- Council tax Band



## 20 SOLWAY RISE

APPROXIMATE GROSS INTERNAL AREA = 123 SQ M / 1324 SQ FT

GARAGE = 12.5 SQ M / 134 SQ FT

TOTAL = 135.5 SQ M / 1458 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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