



3 Draycott Place, Dronfield Woodhouse, Dronfield, S18 8RY

Saxton Mee

3 Draycott Place

Dronfield Woodhouse

£325,000

This outstanding THREE BEDROOMED detached home is equally ideal for a family or couple being particularly well located close to the park and excellent range of amenities nearby including shops, doctors, pharmacist, renowned infant and junior schools and regular bus service.

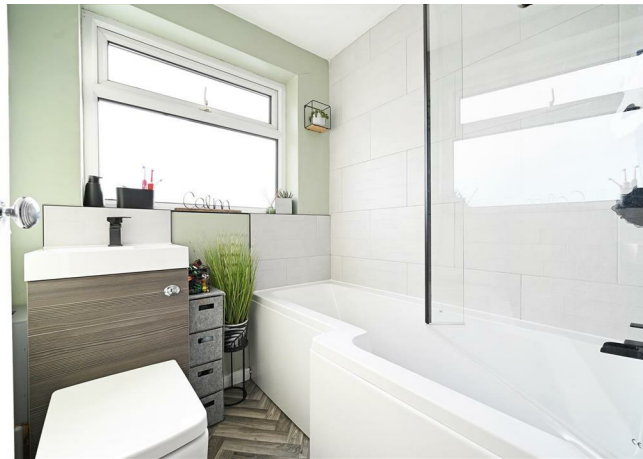
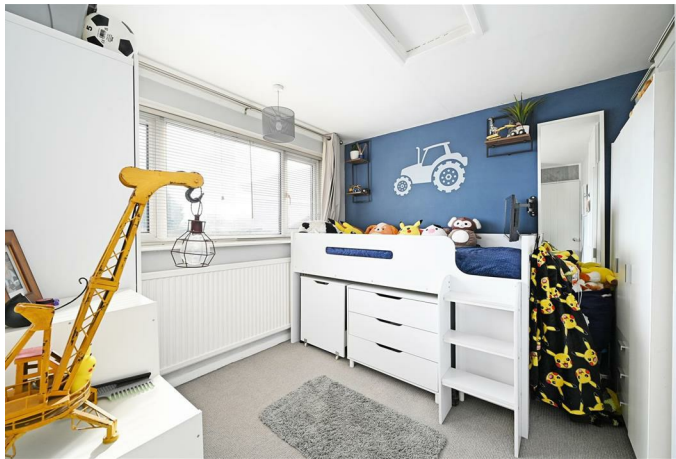
Standing on a small cul-de-sac the property has been stylishly refurbished during recent years with the superb addition of a large dining/family room to the rear. Offering gas fired central heating and uPVC double glazing the property briefly comprises: side entrance hall with cloaks cupboard and downstairs WC, nicely proportioned living room with an excellent log burner, attractive kitchen again refurbished during relatively recent years which leads through to the glass roofed family/dining room having doors leading to the garden and access into the covered car port area. First floor landing off which opens two double bedrooms, single bedroom (currently used as a dressing room), impressive bathroom with modern black furniture.

Outside: gravelled driveway parking for several vehicles with the car port being closed to the front with a garage door providing added safety and security and excellent storage. The appealing rear garden enjoys an excellent degree of privacy and complements the house by being attractively set out with stone flagged patio, artificial lawn, decked sitting out area and summerhouse.



- Outstanding detached family home
- Most attractively refurbished and well appointed
- Favoured cul-de-sac close to the park
- Spacious living room with log burner
- Impressive glass roofed dining/family room
- Superb private enclosed rear garden with summerhouse
- Gas central heating and double glazing
- Viewing recommended
- EPC: D
- Tenure: Freehold Council Tax Band





3 DRAYCOTT PLACE

APPROXIMATE GROSS INTERNAL AREA = 85.4 SQ M / 919 SQ FT (EXCLUDING CAR PORT)



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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