



FOR SALE
Residential
Saxton Mee
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www.saxtonmee.co.uk

28 Northern Common, Dronfield Woodhouse, Dronfield, S18 8XJ

Saxton Mee

28 Northern Common Dronfield Woodhouse

£735,000

Offering beautifully proportioned and truly deceptive accommodation; this outstanding FIVE BEDROOMED and FOUR BATHROOMED detached house is ideal for family occupation standing on the semi rural fringe of the town close to countryside yet within easy reach of a comprehensive range of local amenities including renowned schooling and train station at both Dronfield and Dore/Totley.

Offering gas fired central heating via a boiler which was installed around 2018 and uPVC double glazing the spacious stone fronted property briefly comprises of an entrance porch, hall (with personnel door to the garage) WC, living room with a Minster style fireplace and living flame gas fire, impressive open plan dining/living kitchen with utility and twin doors to the broad rear entertaining terrace and also through to the sun room. Snug, first floor landing, master bedroom with en-suite shower room, three further double bedrooms (two of which have en-suite bath/shower rooms) and bedroom five which again could easily be utilised as a double bedroom but is currently a dressing room with extensive built in wardrobes. Family bathroom with bath and shower.

Gravelled driveway provides ample off road parking along with access to the single garage. Broad composite decked entertaining terrace, lawned beyond along with artificial grass to the childrens play area.



- Outstanding family home offering FIVE bedrooms and FOUR bathrooms
- Beautifully proportioned and superbly appointed
- Semi rural fringe of the town
- Renowned local schooling
- Convenient for train stations
- Impressive open plan living/dining kitchen
- Spacious living room with feature fireplace
- Additional snug and separate sun room
- Broad composite decked entertaining terrace
- EPC = C / Tenure: Freehold / Council Tax Band= F





ROSELEA, 28 NORTHERN COMMON

APPROXIMATE GROSS INTERNAL AREA = 242.9 SQ M / 2614 SQ FT
(INCLUDING GARAGE)

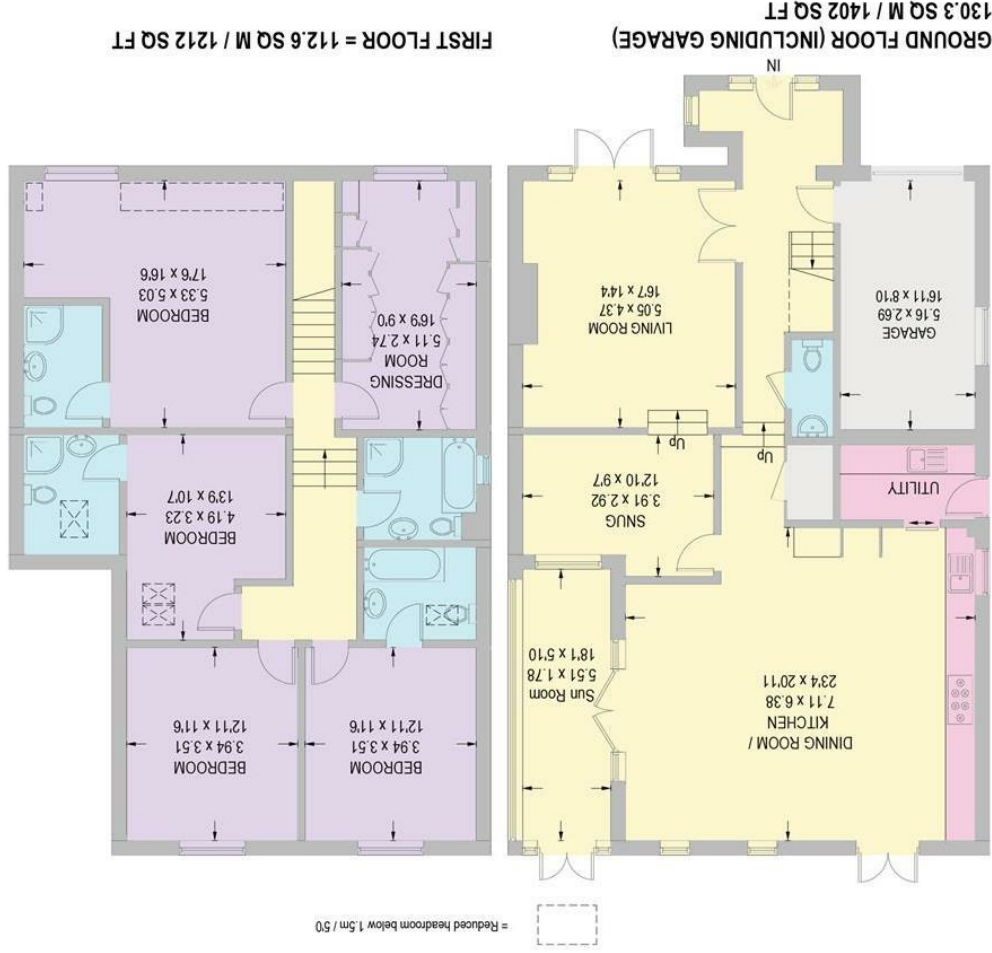


Illustration for identification purposes only.
measurements are approximate, not to scale.

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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