



3 Longcroft Avenue, Dronfield Woodhouse, Dronfield, S18 8PJ

Saxton Mee

3 Longcroft Avenue

Dronfield Woodhouse

Chain Free

£587,500

A great opportunity to purchase a FOUR BEDROOMED and TWO BATHROOMED detached family home in this sought after cul-de-sac standing within easy reach of a host of local amenities including renowned schooling, park, recreation ground and doctors.

The beautifully proportioned accommodation extends to 2010 sq ft (187 sm) and offers gas fired central heating, uPVC double glazing and benefits from having a new roof covering in 202/21 and the garage roof also recovered shortly after.

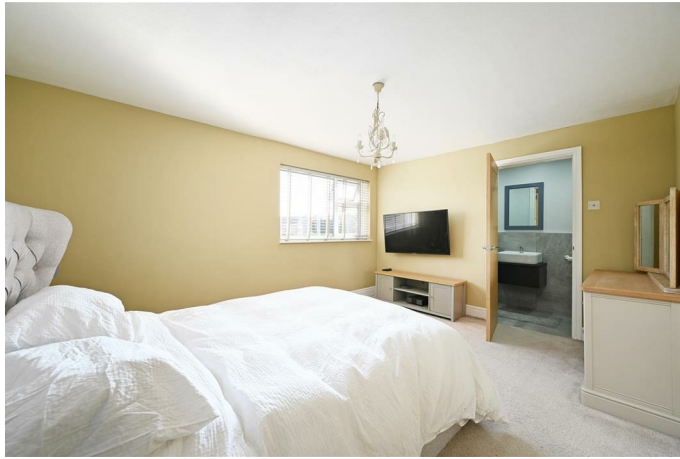
Entrance porch with personnel door to the garage, reception hall with store cupboard and downstairs WC, well equipped kitchen with an extensive range of units and integrated appliances, large dining room with sliding patio door to the garden, spacious lounge with multi fuel stove, patio door to the garden and a recently built media wall. First floor landing, master bedroom with excellent en-suite shower room, three further double bedrooms (two with built in wardrobes) superb family bathroom with spa bath and separate walk in shower.

Wide block paved driveway leads in providing ample parking for several vehicles and has access to the large double garage with electric door. Path to the side of the house with the rear garden taking full advantage of the southerly aspect and comprising of a decked entertaining terrace and level lawned garden.



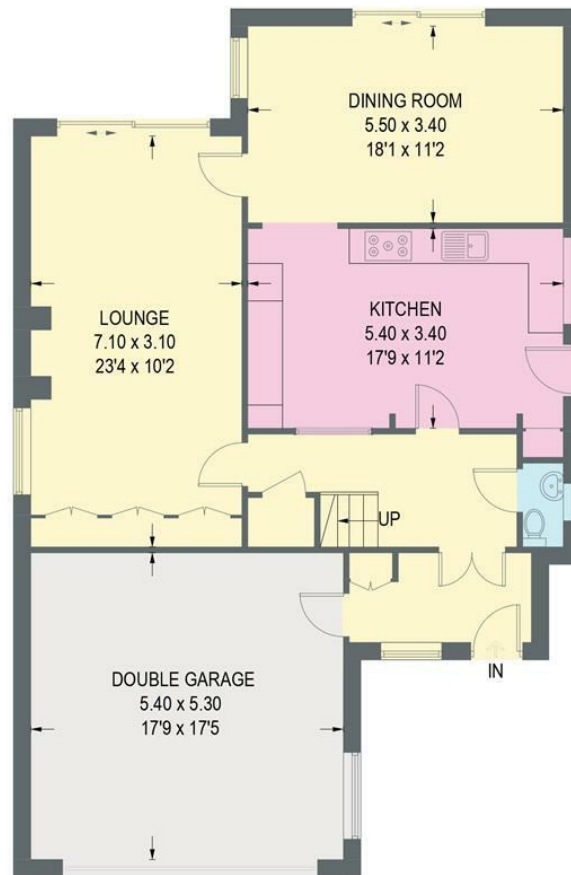
- Beautifully proportioned and well appointed accommodation
- Sought after cul-de-sac location
- Convenient for nearby shops, renowned schooling and park
- Both house and garage have had new roof coverings
- Gas central heating and double glazing
- Four double bedrooms and two bathrooms
- Private south facing level rear garden
- Lounge with media wall and multi fuel stove
- EPC: C
- Council Tax Band: F Tenure: Freehold





3 LONGCROFT AVENUE

APPROXIMATE GROSS INTERNAL AREA = 186.8 SQ M / 2010 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
111.2 SQ M / 1197 SQ FT



FIRST FLOOR
75.6 SQ M / 813 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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