



18a Northern Common
Dronfield Woodhouse
Dronfield
S18 8XJ
Offers around £765,000





18a Northern Common,
Dronfield Woodhouse, Dronfield S18 8XJ

This most stylish FIVE BEDROOMED detached house is particularly well located on the semi rural fringe of the highly sought after town of Dronfield with delightful views at the front over the surrounding countryside yet being conveniently placed with ease of access to both Dronfield and Dore and Totley train stations , renowned local schooling, nearby parks and shopping facilities.

Built in 2019 to the recent high building specification/insulation at that time, this stunning property benefits from double glazing, quality fittings throughout and gas fired central heating with zoned underfloor heating to the ground floor and intruder alarm. The bright and airy accommodation extends to 2166 sq ft of impressive accommodation which must be viewed internally to be appreciated.

Standing on the doorstep of the glorious Peak District National Park this superb property epitomises modern day living with the stylish interior being equally ideal for a family or couple offering highly versatile and flexible accommodation along with private level lawned garden to the rear.

- Stunning FIVE bedroomed executive detached home built in 2019
- Semi rural fringe of the town with attractive views across countryside at the front
- Private lawned level rear garden
- Gas fired and underfloor heating with conventional radiators to the first floor
- Impressive master suite with balcony, en-suite shower room and walk in dressing room
- Stylish living combined with low running costs
- Five bedrooms and three bathrooms
- Impressive open plan dining kitchen/family room
- No upward chain
- Freehold / Council Tax Band: F - EPC: B



Entrance Hall

With underfloor heating, personnel door to the garage and stairs rising to the first floor with useful understairs cupboard which houses the manifold for the underfloor heating.

Living Room

A good sized living room having two front facing windows and underfloor heating.

Open Plan Family Room/Dining Kitchen

An impressive open plan living space with feature box sliding doors opening onto the rear garden allowing an abundance of natural light . Underfloor heating. A range of stunning high quality kitchen units with integrated Neff appliances including fridge/freezer, dual ovens and warming drawer, microwave, large breakfasting island with induction hob and extractor. Quooker tap providing instant 100°C boiling water. Door to:

Utility Room

Matching kitchen units with plumbing for a washing machine, wine cooler and external side door. Built in large pantry store cupboard. Door to:

Downstairs WC

Suite in white comprising WC and hand basin.

First Floor Landing

Wide landing with ample natural light. Loft access with pull wooden ladder.

Master Bedroom Suite

Very good size double bedroom with feature full length doors to the front facing balcony which overlooks the fields beyond. Walk in dressing room with wardrobes to both sides. Modern

en-suite shower room with complementary tiling and walk in shower.

Double Bedroom Two

With Juliette balcony overlooking the front and superb en-suite shower room off

Double Bedroom Three

With full length window to the front

Double Bedroom Four

Presently utilised as an office and overlooking the rear garden

Bedroom Five/Study

With window to the rear

Family Bathroom

Excellent family bathroom with modern contemporary vanity basin and bath with shower over.

Garage

Having an electric roller door to the front and personnel door into the entrance hall

Outside

Ample broad block paved parking to the front and access into the rear garden. The rear is very private having a large level lawned garden, flower and shrub beds and corner stone patio seating area which catches the last of the evening sun.

EPC

The EPC rating is: B

Tenure

Freehold

Council Tax Band

Band: F

Location

From Dronfield town centre proceed on Stubley Lane passing the Jet garage and continue up the road (which turns into Carr Lane). At the 'T' junction at the top of the road, turn right onto Northern Common and the property is situated a few hundred yards down on the right hand side, overlooking the fields.

Valuers Note

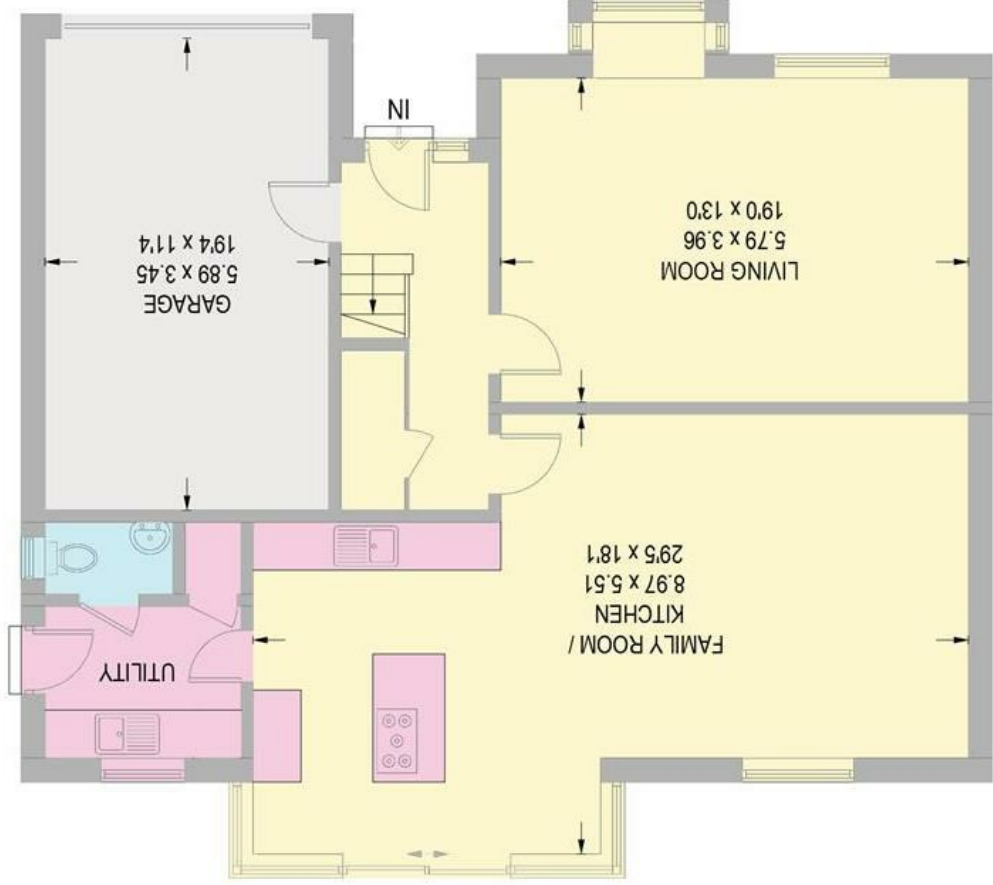
This is an amazing property which must be viewed! The amount of space and light the property offers along with the stylish way the home has been put together is a true reflection on the owners immaculate living. With high quality fixtures and fittings, a most impressive open plan living/dining/family space along the whole of the back of the property overlooking the level private gardens, this property certainly has the 'wow' factor. Do not miss out on the opportunity of purchasing this home!





18A NORTHERN COMMON

APPROXIMATE GROSS INTERNAL AREA = 201.2 SQ M / 2166 SQ FT
(INCLUDING GARAGE)



FIRST FLOOR
97.7 SQ M / 1052 SQ FT

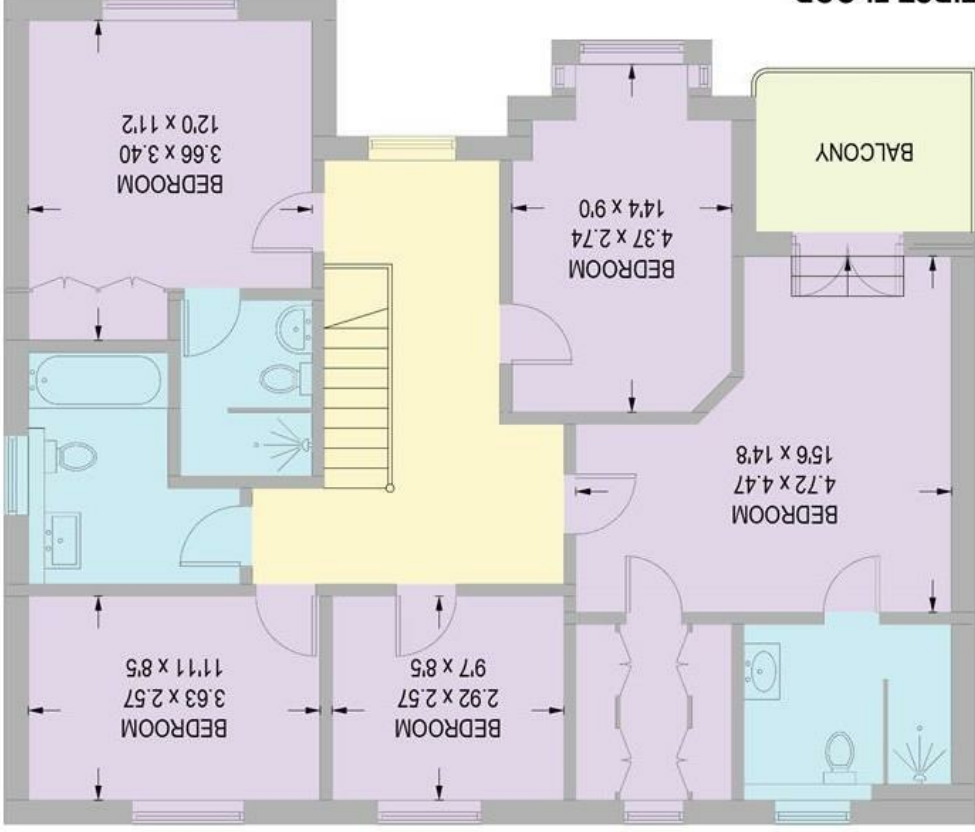


Illustration for identification purposes only,
measurements are approximate, not to scale.