



32 Carr Lane, Dronfield Woodhouse, Dronfield, S18 8XG

Saxton Mee



# 32 Carr Lane

## Dronfield Woodhouse

### £460,000

A well presented and deceptively well proportioned two double bedroomed detached bungalow which is most enviably situated in a sought after location and within easy reach of the shops on Pentland Road, renowned schooling , park and regular bus service.

Having been extended at the rear, the property is complimented by a delightful private rear garden and is equally ideal for a professional couple or the retired.

The bungalow briefly comprises: reception hall, cloakroom/utility room with WC, living room which overlooks the front, impressive breakfast kitchen which leads through to the dining room with doors onto the garden room. Bedroom one overlooking the front, bedroom two to the rear with additional study/dressing room with doors onto the garden and large shower/wet room.

Block paved driveway provides ample off road parking, integral garage store. To the rear is a delightful lawned garden which has been exceptionally well maintained having a large entertaining patio area, mature established shrubs and trees and a good sized timber summerhouse (available by separate negotiation).



- Superb two double bedroomed detached bungalow
- No upward chain and vacant possession
- Deceptively well proportioned
- Lounge, kitchen, dining room and garden room
- Private established rear garden with entertaining patio
- Considerably extended
- Spacious shower room
- Wheelchair friendly
- EPC
- Freehold / Council Tax Band: C









## 32 CARR LANE

APPROXIMATE GROSS INTERNAL AREA = 108.8 SQ M / 1171 SQ FT

STORE = 2.9 SQ M / 31 SQ FT

TOTAL = 111.7 SQ M / 1202 SQ FT



GROUND FLOOR

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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