



2 Birchen Close, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8ZD

Saxton Mee

2 Birchen Close

Dronfield Woodhouse

£485,000

A considerably extended four double bed roomed and two bathroomed detached family home set in a most convenient location close to Sindelfingen park, shops, infants and junior school, doctors and local bus service nearby.

Being exceptionally well presented throughout, the property has recently undergone a full scheme of refurbishment after having a single story extension to the side and rear. The property occupies a favoured corner position.

Having gas fired central heating via the combi boiler, UPVC double glazing along with the benefit of a new roof covering the accommodation comprises:- spacious entrance porch and hall with stairs rising to the first floor, good size living room with media wall and ribbon fire, superb open plan kitchen/dining/family room with impressive fitted kitchen having a range of integrated appliance and breakfast bar area, bi-folding doors lead into the garden. Large utility and cloakroom/WC.

Landing, master bedroom with excellent en-suite bathroom, three further double bedrooms and family bathroom/wc with double vanity sink and walk in shower.

Drive with recently laid driveway leading to the attached single garage with roller door, attractive rear garden with Indian stone patio entertaining area, lawns and flower beds.



- Considerably extended to the side and rear
- Impressive open plan living/dining kitchen with bi-folding doors to the rear
- Four double bedrooms
- Two bathrooms (one en-suite and one large family bathroom)
- Conveniently located to the shops, schools and park
- Ample off road parking and attached garage. EV charging point
- Double glazed and gas central heating
- New roof in recent years, newly laid drive and lovely landscaped rear garden
- EPC: D
- Council Tax Band: C Tenure:



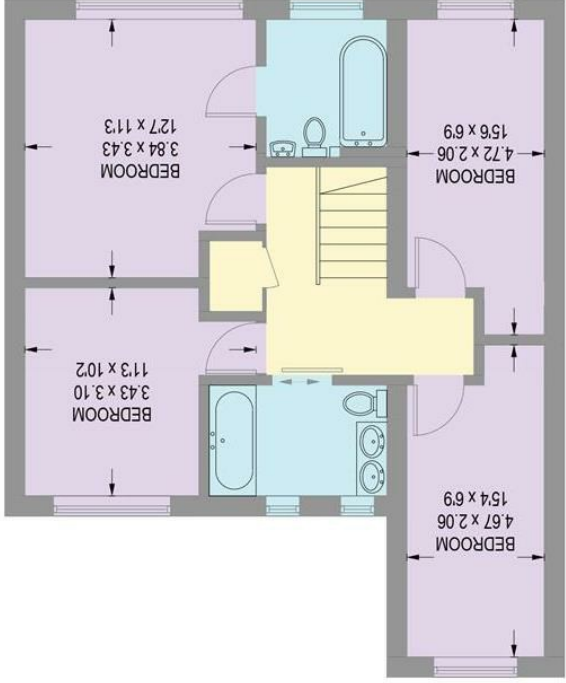


2 BIRCHEN CLOSE

APPROXIMATE GROSS INTERNAL AREA = 149.5 SQ M / 1609 SQ FT
GARAGE = 17.0 SQ M / 183 SQ FT
TOTAL = 166.5 SQ M / 1792 SQ FT



GROUND FLOOR
89.6 SQ M / 964 SQ FT



FIRST FLOOR
59.9 SQ M / 645 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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