



Ryecroft Cottage, 106 Carr Lane, Dronfield, Derbyshire, S18 8XD

Saxton Mee

106 Carr Lane

£350,000

This delightful stone built three bedroomed cottage is favourably located set well back from the road within this highly desirable residential area of the town well placed with ease of access to nearby renowned local schooling, shops, parks, doctors and pharmacist.

The nicely proportioned accommodation is double glazed and offers gas fired central heating via a Worcester combination boiler installed in Feb 2025 and briefly comprises: entrance porch, well proportioned open plan 'L' shaped living/dining/family room with log burner, snug/playroom which is equally ideal for anyone working from homes, well equipped kitchen with stable back door to the rear. Landing, excellent master bedroom, two further good size bedrooms and family bathroom. Stairs rise from the second bedroom affording access via fixed steps to the loft space which has been carpeted and makes a most useful and versatile occasional area with their being Velux style windows.

Outside: Gravelled driveway leads in off carriage Lane providing ample off road parking with a gated entrance ensuring additional privacy to the front garden which is attractively set out complementing the cottage and taking full advantage of the favoured southerly aspect with paved seating terrace. Private stone flagged area to the rear with storage shed.



- Delightful three bedroomed stone built period cottage
- Prestigious sought after location
- Off road parking and good size attractive front garden with artificial lawn and patio
- Double glazing and gas central heating fitted in Feb 2025
- Close to a good range of local amenities
- No upward chain and vacant possession
- Useful occasional carpeted loft space
- EPC: D
- Council Tax band
- Tenure:







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