



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

Saxton Mee

12 Birchen Close

Dronfield Woodhouse

£319,950

Most conveniently located standing on a favoured small cul-de-sac, this excellent four bedroomed and two bathroomed semi detached house is a perfect opportunity for a family to acquire a sensibly priced home which still has potential to possibly be extended into the garaging (subject to any necessary consents).

Located only a few hundred yards from a good range of local amenities including renowned local schooling, superb park, shops, doctors/pharmacist and regular bus service. Offering gas fired central heating and uPVC double glazing the accommodation currently comprises of an entrance porch, hall, living/dining room with the dining area lending itself to be opened up into the adjacent kitchen which has a useful understairs store/pantry cupboard and personnel door into the garage. First floor landing off which opens three double bedrooms all with built in wardrobes, fourth single bedroom/study. There is the advantage of both a family bathroom and separate shower room.

Block paved driveway provides ample off road parking and access to the superb garaging which as previously mentioned possesses considerable potential. Lawned back garden with block paved patio and raised beds.



- Considerably extended
- Four bedrooms and two bathrooms
- Most convenient location
- Close to renowned primary schooling and park
- Favoured cul-de-sac position
- Further potential subject to any necessary permissions
- Gas central heating and double glazing
- Extensive garaging
- Private established level rear garden
- EPC: C Tenure: Leasehold Council Tax Band:





12 BIRCHEN CLOSE

APPROXIMATE GROSS INTERNAL AREA = 143.8 SQ M / 1548 SQ FT (INCLUDING GARAGE)



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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