



4 Longcroft Avenue,
Dronfield Woodhouse, S18 8PJ

OFFERS AROUND

£700,000

W
WILKINS VARDY

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£700,000

STUNNING EXTENDED DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION

Sat back from the road on a good sized plot with ample off street parking to the front, this superb extended four double bedroomed, three bathroomed family home offers an impressive 2302 sq.ft. of immaculately presented accommodation, which includes a high spec contemporary fully integrated dining kitchen, versatile home office and utility area, three fantastic stylish bathrooms and an extended living room and sitting room, which are connected by glass doors and have bi-fold doors opening onto a secluded rear garden.

This highly regarded avenue is just a short distance from the various amenities in Dronfield Woodhouse and ideally placed for commuters needing access into Chesterfield and Sheffield.

- Stunning Detached Family Home
- Two Generous Extended Reception Rooms with Bi-Fold Doors
- Superb High Spec Integrated Dining Kitchen
- Two Contemporary En Suites & 4-Piece Family Bathroom
- Four Good Sized Double Bedrooms
- Office with Utility Room off
- Off Street Parking
- Private, Enclosed Rear Garden
- EPC Rating: TBC
- Sought After Address

General

Gas central heating (Vaillant Boiler)
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 213.9 sq.m./2302 sq.ft.
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - Dronfield Henry Fanshawe School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Porch

With an internal door opening into an ...

Entrance Hall

Fitted with ceramic tile flooring, and having a built-in under stair store cupboard.
A staircase rises to the First Floor accommodation, and an opening leads through into the ...

Superb Dining Kitchen

30'0 x 10'10 (9.14m x 3.30m)
A most generous dual aspect room, fitted with a contemporary range of white hi-gloss wall, drawer and base units with LED plinth lighting and complementary quartz work surfaces and upstands, including an island unit/breakfast bar.
Inset 1½ bowl stainless steel sink with mixer tap.
Integrated Neff appliances to include a full height fridge, freezer, dishwasher, microwave oven with warming drawer below, wine cooler, two electric ovens with 'hide & slide' doors and an induction hob with extractor cooker hood over.
Ceramic tiled floor and downlighting.

Cloaks/WC

Being fully tiled and fitted with a white 2-piece suite comprising of a semi pedestal wash hand basin and a concealed cistern WC.
Ceramic tiled floor.

Office

19'6 x 9'6 (5.94m x 2.90m)
A generous and versatile room, having a work surface and a range of fitted storage units.
Laminate flooring and downlighting.
uPVC double glazed French doors overlook and open onto the front of the property, and double internal doors give access into the ...

Utility Room

19'6 x 4'10 (5.94m x 1.47m)
Having a fitted work surface with wall units above.
Space and plumbing is provided for a washing machine, and there is also space for an American style fridge/freezer, tumble dryer and an under counter fridge or freezer.
Laminate flooring and downlighting.

Sitting Room

16'8 x 14'10 (5.08m x 4.52m)
A second generous reception room fitted with ceramic tiled flooring, and having downlighting.
This room also has a roof lantern, and tri-fold doors which overlook and open onto the rear of the property.
Sliding glass doors give access into the ...

Living Room

24'9 x 13'5 (7.54m x 4.09m)
A most generous reception room having a feature inset hole in the wall gas fire, and downlighting.
This room also has a roof lantern and bi-fold doors which overlook and open onto the rear of the property.

On the First Floor

Landing

With loft access hatch, having a pull down ladder to a part boarded roof space with lighting.
Steps from here lead up to a uPVC double glazed door which opens onto the front balcony.

Master Bedroom

12'0 x 11'9 (3.66m x 3.58m)
A good sized rear facing double bedroom having a range of fitted wardrobes and downlighting.. A door give access to an ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, wash hand basin and a concealed cistern WC.
Chrome flat panel heated towel radiator.
Tiled floor with underfloor heating and downlighting to the ceiling.

Bedroom Two

12'10 x 12'2 (3.91m x 3.71m)
A good sized front facing double bedroom having a range of fitted wardrobes and bedside cabinets.
A door gives access into an ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower enclosure with mixer shower, counter top wash basin with waterfall tap and a concealed cistern WC.
Chrome flat panel heated towel radiator.
Ceramic tiled floor with underfloor heating and downlighting to the ceiling.

Bedroom Three

11'9 x 10'10 (3.58m x 3.30m)
A front facing double bedroom having a range of built-in wardrobes with sliding doors.

Bedroom Four

14'1 x 8'9 (4.29m x 2.67m)
A rear facing double bedroom having a range of fitted wardrobes.

Spacious Family Bathroom

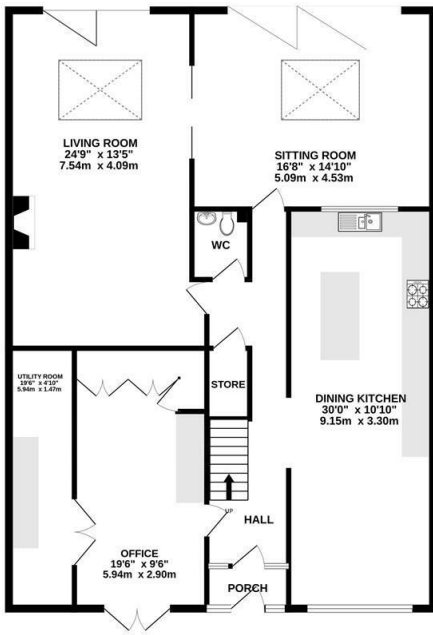
Fitted with a contemporary white 4-piece suite comprising of a freestanding bath with floor mounted freestanding bath shower mixer tap, fully tiled shower enclosure with mixer shower, wash hand basin and a concealed cistern WC.
Chrome flat panel heated towel radiator.
Skylight window, tiled floor with underfloor heating and downlighting to the ceiling.

Outside

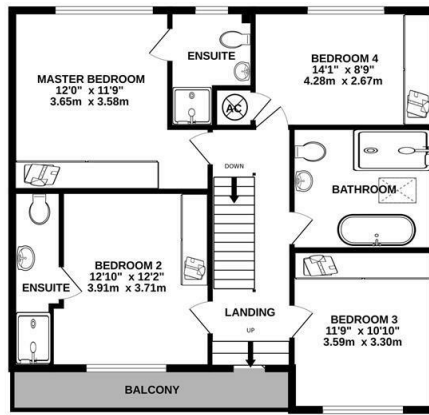
A block paved drive with decorative slate and planted side borders provides off street parking.
A gate gives access down the side of the property to the enclosed rear garden which comprises of a paved patio and lawn with mature borders of plants and shrubs.



GROUND FLOOR
1417 sq.ft. (131.6 sq.m.) approx.



1ST FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA: 2302 sq.ft. (213.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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RICS

Relocation agent network

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Dronfield Henry Fanshawe School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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