



21 Shetland Road, Dronfield, S18 1WB
£380,000



* FIVE GENEROUS BEDROOMS * EXTENDED TO REAR * FAMILY BREAKFAST KITCHEN WITH UTILITY AREA * GOOD SIZED LOUNGE * LARGE DINING ROOM WITH PATIO DOORS TO DELIGHTFUL REAR GARDEN - IDEAL FOR ENTERTAINING * DRIVEWAY & SIZEABLE GARAGE * BATHROOM/W.C. WITH WHITE SUITE * GAS C/HEATING * DOUBLE GLAZING * HIGHLY DESIRABLE LOCATION

Situated on the charming Shetland Road in Dronfield, this delightful house offers a perfect blend of comfort and modern living. Boasting four generously sized double bedrooms alongside a single bedroom, this property is ideal for families or those seeking extra space for guests or a home office.

The house is fully double glazed, ensuring warmth and tranquillity throughout the year, complemented by an efficient gas central heating system. This thoughtful design not only enhances energy efficiency but also provides a cosy atmosphere during the colder months.

One of the standout features of this property is the integral garage, providing convenient parking and additional storage options. The spacious enclosed rear garden is a true gem, offering a private outdoor space perfect for entertaining, gardening, or simply enjoying the fresh air with family and friends.

The property has been extended, creating a fantastic living area that maximises space and light, making it a wonderful place to call home. With its appealing features and prime location, this house on Shetland Road is a must-see for anyone looking to settle in Dronfield. It's a stones throw away from Hallowes Golf Club and enjoys some fantastic walks nearby. Don't miss the opportunity to make this lovely property your own.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Entrance Porch

A great addition to the property. It has double glazed windows and uPVC door allowing access through to the Entrance Hallway.

Entrance Hallway

8'5" x 6'3" (2.59 x 1.92)

The Entrance Hallway is warm and welcoming. It has carpeted flooring, radiator and provides access to the Living Room, Kitchen Diner, First floor via stairs and the Integral Garage.

Living Room

18'6 x 12'4 (5.64m x 3.76m)

The Living Room is a spacious area located to the front of the property which has carpeted flooring and a large double glazed bay window with radiator below. It also boasts a fireplace and access out to the Entrance Hallway and through French doors to the Dining Room.

Dining Room

16'6" x 11'3" (5.05 x 3.43)

The Dining Room has been extended to the rear which means there is ample space. The flooring is carpeted and there is a large double glazed window with radiator below and floor to ceiling double glazed window alongside a double glazed door leading out to the Rear Garden. Access is also given to the Kitchen Diner.

Kitchen Diner

13'1" x 16'3" (4.00 x 4.97)

A beautifully extended Kitchen Diner located to the rear of the garden. It has tiled effect flooring, 2 large double glazed windows overlooking the garden and access to a small Utility Room to the side of the property. There are ample wall and base units which

incorporate a spacious worktop with 1.5 ceramic sink with mixer tap over. There is an electric oven with electric hob and space for a freestanding Dishwasher. Access is given to the Utility Room, Dining Room and Entrance Hallway.

Utility

Located to the side of the property, just off the kitchen and provides access to the Rear Garden via a uPVC double glazed door.

Integral Garage

16'10" x 12'6" (5.15 x 3.82)

A very large space which is accessed via the garage door or from the Entrance Hallway.

FIRST FLOOR

Landing

9'0" x 7'4" (2.76 x 2.26)

This is carpeted and provides access to all five bedrooms and the Bathroom.

Bedroom One

15'7" x 12'4" (4.77 x 3.77)

A spacious double bedroom located to the front of the property. It has carpeted flooring and a large double glazed window with radiator below and fully integrated wardrobes.

Bedroom Two

11'0" x 11'3" (3.36 x 3.43)

Another spacious double bedroom located to the rear of the property. It has carpeted flooring and a large double glazed window with radiator below.

Bathroom

5'4" x 7'4" (1.65 x 2.26)

A spacious bathroom which has tiled flooring and walls including a large white bathroom suite with low flush WC, Pedestal wash basin and large bath tub

with shower over. There is a large double glazed window with obscured glass including a heated towel rail.

Bedroom Three

11'4 x 12'6 (3.45m x 3.81m)

A further double bedroom also located to the rear, it has carpeted flooring and a double glazed window with radiator below.

Bedroom Four

16'6 x 12'6 (5.03m x 3.81m)

The final double bedroom is the largest of the five and is located to the front of the property. It has Carpeted flooring and a large double glazed window with radiator below.

Bedroom Five

7'0" x 6'3" (2.14 x 1.92)

A good sized single located to the front of the property. It is currently being used as an office.- It has carpeted flooring and double glazed window with radiator below.

EXTERNAL

Front

A beautifully presented extended five bedroom property which has a small front garden and block driveway 2 vehicles at any one time. Access is also given down the side of the property to the Garden.

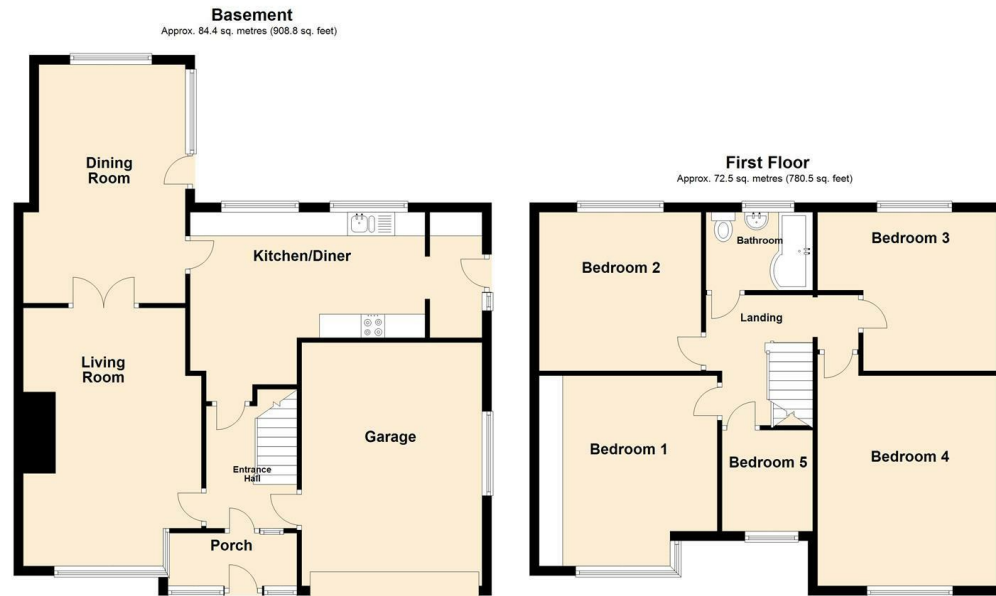
Rear Garden

A very good and sizeable garden. It is fully enclosed and includes 2 patio areas next to the house and also at the bottom of the garden for that Evening sun.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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



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