



6 Heathfield Close, Dronfield, S18 1RJ
£450,000



Nestled in the desirable Heathfield Close, Dronfield, this stunning detached house offers a perfect blend of modern living and comfort. With three double bedrooms, this property is ideal for families or those seeking extra space. The spacious bathroom is designed with contemporary finishes, ensuring a relaxing retreat.

One of the standout features of this home is the single-storey extension, which creates an open-plan lounge, kitchen, and dining area. This inviting space is enhanced by bifold doors that seamlessly connect the indoors with the outdoors, allowing natural light to flood the room and providing a wonderful view of the large rear garden. The garden itself is a true gem, featuring a spacious patio area perfect for entertaining, as well as access to a charming courtyard.

This home has planning permission already in place for a double side extension. This exciting prospect allows for the creation of a fourth bedroom and an en-suite bathroom, providing the potential for further enhancement and personalisation to suit your family's needs. 22/00545/FLH

Parking is a breeze with space for two vehicles off the street, adding to the convenience of this lovely home. The location is equally impressive, situated close to excellent schools, local amenities, and a variety of pubs and restaurants, making it a vibrant community to be part of.

Finished to an extremely high standard, this property is ready for you to move in and make it your own. Whether you are looking for a family home or a peaceful retreat, this house on Heathfield Close is not to be missed.

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



GROUND FLOOR

Entrance Hallway

A warm and welcoming Entrance Hallway which has wood effect laminate flooring and provides access to the Courtyard, Utility Room, Office, Downstairs WC, Kitchen and first floor via stairs.

Kitchen Area

8'11" x 8'6" (2.73 x 2.61)
The Kitchen area is stunning. It has a white quartz worktop which incorporates a large Belfast Sink with mixer tap over, electric hob with extractor fan, integrated dishwasher, fridge freezer, oven and microwave alongside ample wall and base units and modern radiator. The flooring is Amtico and extends throughout the Dining Area and Living Area.

Dining Area

13'4" x 14'9" (4.07 x 4.52)
The Dining Area is all open plan with the Living Room and Kitchen. There is a continuation of the Amtico flooring and it also boasts 2 double glazed windows and access to an understairs storage cupboard. There is also a traditional radiator here. The Dining Area flows through to the Living Area.

Living Room

15'9" x 13'0" (4.81 x 3.98)
The Living Room also has a continuation of the Amtico flooring and has access to the Rear Garden via grey Bifold double glazed doors. There is a modern radiator and also a built in modern gas fire. The stand out feature is the beautiful sky light allowing natural sunlight to come flooding into the property.

Office

10'3" x 8'0" (3.13 x 2.46)
Located to the side of the property is the office, it has

carpeted flooring, radiator and double glazed window overlooking the Courtyard.

Utility Room

6'7" x 6'6" (2.03 x 2.00)
A great addition located to the front of the property. It has wood effect laminate flooring, double glazed window, some wall and base units and worktop incorporating a single sink and drainer with mixer tap over. There is ample space for a washing machine and dryer.

WC

2'9" x 6'8" (0.84 x 2.05)
The downstairs WC has a low flush WC, pedestal wash basin and storage cupboards. The flooring and walls are tiled.

FIRST FLOOR

Landing

12'7" x 5'11" (3.86 x 1.81)
The Landing is carpeted and has a large double glazed window. It provides access to all three bedrooms and the main Bathroom.

Bedroom One

8'11" x 14'9" (2.72 x 4.52)
Bedroom One is a spacious double bedroom which has carpeted flooring, 2 radiators and dual aspect, double glazed windows.

Bedroom Two

12'4" x 8'8" (3.77 x 2.66)
The second bedroom is also a good sized double bedroom which has carpeted flooring, a double glazed window and radiator.

Bathroom

7'11" x 5'11" (2.42 x 1.81)
The Bathroom is modern and has tiled flooring and

walls. There is a large heated towel rail and double glazed window with obscured glass. It boasts a three piece bathroom suite in white which includes a low flush WC, Vanity wash bowl with storage below and bath tub with shower above.

Bedroom Three

7'10" x 8'6" (2.41 x 2.61)
The Third bedroom is also a double bedroom. It has carpeted flooring, radiator and double glazed window.

EXTERNAL

Front

The front garden of the property is mainly laid to lawn and has off street parking available for 2 vehicles including gated access through to the rear garden.

Courtyard

The Courtyard is a real sun trap! It has paved flooring and fenced boundary but also has access round the side of the property to the rear garden.

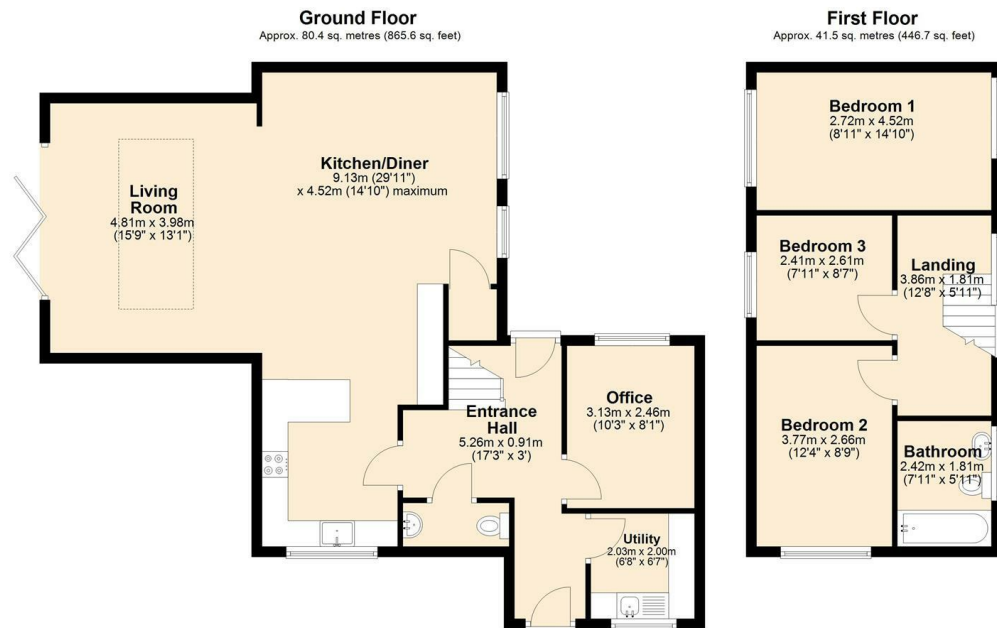
Rear Garden

The rear garden is extremely generous and has a fence and hedge boundary. From the bottom of the garden up towards the property there is a small decked area which leads to a sof play area currently with swings and trampoline. A large grassed area then follows this which in turn leads to a raised patio area ideal for outside dining which can also be accessed via the Living areas Bifold doors.

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.







Total area: approx. 121.9 sq. metres (1312.4 sq. feet)

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
	63	73



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