



wards
estate agents

8 Sylvia Road

Unstone, Dronfield, S18 4DP

Guide price £250,000

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Guide Price - £250,000 - £260,000

OFFERED TO THE OPEN MARKET WITH NO CHAIN & IMMEDIATE POSSESSION!!

Ideal for a scheme of modernisation this THREE BEDROOM DETACHED FAMILY HOUSE is situated on a superb corner plot within this extremely sought after setting with open countryside to the side aspect. Scope for side extension (subject to consents)

Located within this sought after semi rural location close to Dronfield which is a town to the North East of Chesterfield, it comprises of the 3 communities of Dronfield, Dronfield Woodhouse and Coal Aston. It is sited in the valley of the small River Drone and lies between Chesterfield & Sheffield. Excellent local amenities, bus routes and excellent commuter road links.

Internally the family accommodation benefits from gas central heating, uPVC double glazing/facias/soffits and comprises of front porch, entrance hall, reception room, rear dining room & kitchen. To the first floor two double bedrooms and third versatile bedroom which could be used for office or home working, bathroom with 2 piece suite and separate WC.

Front concrete car standing and side driveway which leads to the Detached concrete sectional garage. Well established perimeter hedge boundaries with well maintained lawns.

Further lawns to the side which lead around to the rear enclosed gardens. There is additional potential for car standing space on the rear garden with a drop curb already in place from the side road. Garden shed





Additional Information

Gas Central Heating- Condensing Combi boiler 3/4 years old and serviced
uPVC Double Glazed Windows/fascias/soffits/guttering
Updated consumer unit
Cavity Wall Insulation
Gross Internal Floor Area - 95.8 Sq.m / 1032.0 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area-Dronfield Henry Fanshawe School

Front Porch

Double wooden entrance doors into the porch. Glazed internal door into the hall.

Entrance Hall

Spacious hallway with useful coats cupboard. Stairs climb to the first floor

Reception Room

19'9" x 11'3" (6.02m x 3.43m)

Generous through living room with front aspect bay window. Stone fireplace with tiled hearth and gas fire (currently is not connected) Side aspect window. Double glazed doors into the dining room.

Dining Room

11'3" x 6'0" (3.43m x 1.83m)

An extended dining area with views over the rear gardens. Internal door leads into the kitchen.

Fully Tiled Kitchen

12'1" x 6'5" (3.68m x 1.96m)

Comprising a range of base and wall units with work surfaces. Space for cooker, fridge freezer and washing machine.

First Floor Landing

Access to the loft space

Front Double Bedroom One

11'11" x 11'3" (3.63m x 3.43m)

A generous sized main bedroom with range of fitted wardrobes.

Rear Double Bedroom Two

11'7" x 10'9" (3.53m x 3.28m)

A second spacious double bedroom with range of fitted wardrobes. The gas boiler is located here. Enjoys pleasant rear views.

Front Single Bedroom Three

7'5" x 6'8" (2.26m x 2.03m)

A third versatile bedroom which could be used for office or home working.

Family Bathroom

6'6" x 6'4" (1.98m x 1.93m)

Being fully tiled and comprising of a two piece suite which includes bath with electric shower above and pedestal wash hand basin.





Separate WC

Low level WC

Outside

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Further lawns to the side which lead around to the rear enclosed gardens. There is additional potential for car standing space on the rear garden with a drop curb already in place from the side road. Garden shed

Detached Garage

16'1" x 10'0" (4.90m x 3.05m)

Sectional concrete garage with asbestos roof.



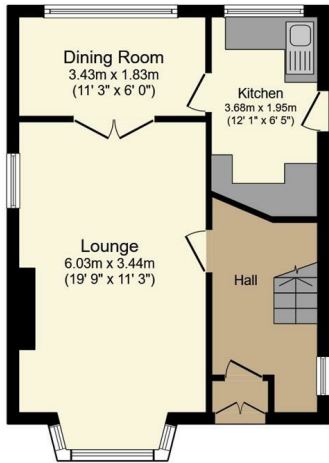
School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.



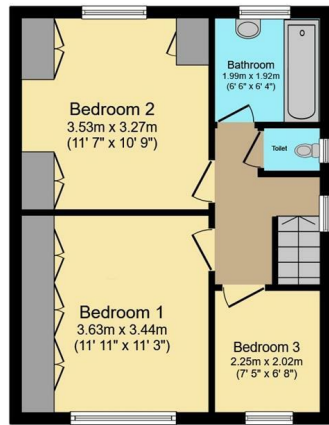
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



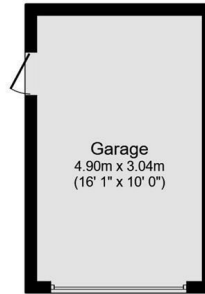
Ground Floor

Floor area 41.2 m² (443 sq.ft.)



First Floor

Floor area 39.8 m² (428 sq.ft.)



Garage

Floor area 14.9 m² (160 sq.ft.)

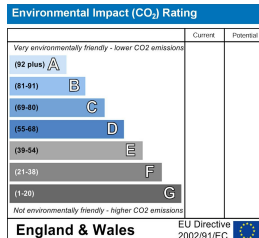
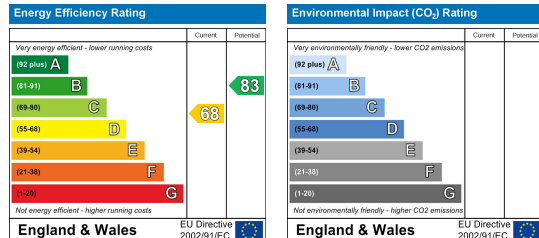
TOTAL: 95.8 m² (1,032 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

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