



**w****ards**  
estate agents

**3 Alice Way**

Unstone, Dronfield, S18 4DN

**Guide price £280,000**

### 3 Alice Way

Unstone, Dronfield, S18 4DN

Guide Price £280,000 - £290,000

We are delighted to offer this immaculately presented and deceptively spacious FOUR BEDROOM/TWO BATHROOM SEMI DETACHED FAMILY HOUSE which enjoys enviable views over open Greenbelt fields! Situated 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.

Offering over 1200 sq ft of family living space the accommodation benefits from gas central heating with a Combi boiler, uPVC double glazing and comprises of front porch into the entrance hallway, extended dining kitchen and superb well proportioned family reception/dining room with views over open fields and rear patio doors onto the garden.

To the first floor extended double bedroom with fabulous fully tiled en suite shower room, main double bedroom with full range of quality fitted wardrobes and open aspect views, further rear double bedroom and versatile 4th bedroom which could be used for office or home working space. There is a luxury fully tiled main bathroom with 4 piece suite!

Front cobble driveway provides ample car standing and leads to the Integral Garage.. There is a low brick front wall and mature well established garden with plants and shrubbery. Decorative side boundary railing.

Rear enclosed garden with substantial boundaries which include mature Laurel hedge, fencing and wicker screening. Stone pathways, level lawn and log edged border set with colour decorative stone. Corner stone patio, perfect for family & social entertaining. Outside lantern.





### Additional Information

Gas Central Heating- Combi Boiler 10 years old, serviced  
uPVC Double Glazed windows  
Security Alarm System  
Gross Internal Floor Area-119.8 Sq.m/1289.0 Sq.Ft.  
Council Tax Band - B  
Secondary School Catchment Area - Dronfield Henry Fanshawe School

### Front Porch

5'7" x 4'8" (1.70m x 1.42m)

uPVC entrance door with attractive glazed side panel.  
Internal door to hall.

### Entrance Hall

Stairs climb to the first floor. Useful under stairs store cupboard. Feature radiator cover

### Impressive Extended Dining Kitchen

19'1" x 14'8" (5.82m x 4.47m)

Comprising of a full range of base and wall units with complimentary work surfaces having an inset stainless sink unit with tiled splash backs. Space for dual fuel Rangemaster Cooker with Chimney Extractor Fan above. Integrated dishwasher and space for washing machine. Velux roof window and uPVC door to the rear garden. Access door to the garage. Downlighting.

### Lounge/ Dining Room

23'11" x 11'1" (7.29m x 3.38m)

Generously proportioned family through living/dining room with front aspect window having lovely views over open fields and rear patio door to the rear garden. Contemporary feature fireplace with gas-fire.

### First Floor Landing

Access via a retractable ladder to the insulated loft space with boarding and lighting. The Combi boiler is located in the loft.

### Front Double Bedroom One

16'8" x 6'6" (5.08m x 1.98m)

Superb extended double bedroom which enjoys great front views over the open Greenbelt fields.

### Luxury En Suite

6'11" x 6'5" (2.11m x 1.96m)

Superb fully tiled en suite shower room which comprising of a 3 piece suite which includes shower cubicle with electric shower, wash hand basin set in attractive vanity cupboard and low level WC. Chrome heated towel rail.

### Front Double Bedroom Two

12'6" x 9'10" (3.81m x 3.00m)

Main double bedroom which again enjoys enviable views over the Greenbelt countryside opposite the property. Quality partly mirrored floor to ceiling range of fitted wardrobes.





### Rear Double Bedroom Three 11'1" x 10'3" (3.38m x 3.12m)

A third good sized double bedroom with rear aspect window overlooking the garden.

### Front Single Bedroom Four 7'0" x 6'6" (2.13m x 1.98m)

A versatile fourth bedroom which could also be used for office or home working space. Views are again enjoyed over the open fields and countryside.

### Exquisite Family Bathroom 7'8" x 7'1" (2.34m x 2.16m)

Being fully tiled and comprising of a 4 piece suite which includes a family bath with fountain taps, low level WC and pedestal wash hand basin again with fountain tap. Separate shower cubicle with mains rain shower. Chrome heated towel rail and tiled floor.

### Integral Garage 16'1" x 6'10" (4.90m x 2.08m)

Having lighting and power and remotely controlled roller door.

### Outside

Front cobble driveway provides ample car standing and leads to the Integral Garage.. There is a low brick front wall and mature well established garden with plants and shrubbery. Decorative side boundary railing.

Rear enclosed garden with substantial boundaries which include mature Laurel hedge, fencing and wicker screening. Stone pathways, level lawn and log edged border set with colour decorative stone. Corner stone patio, perfect for family & social entertaining. Outside lantern.



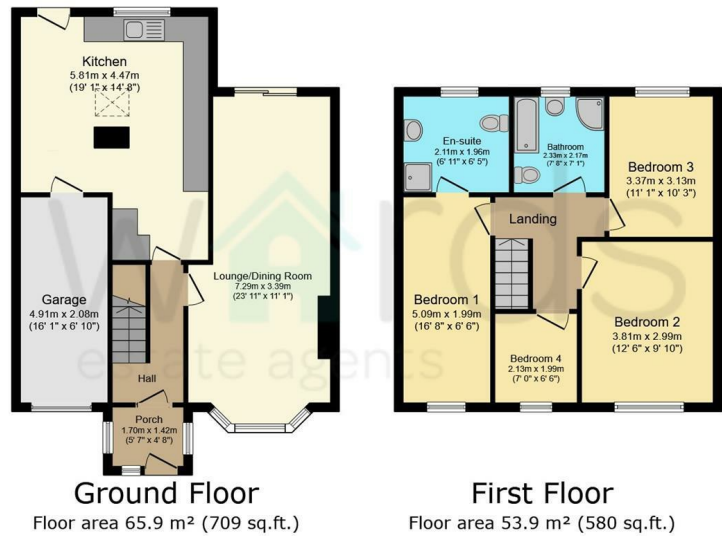
### School catchment areas

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



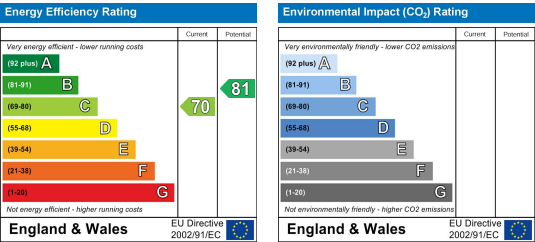
Area Map



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



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.

