



22 Wentworth Road, Dronfield Woodhouse, Dronfield, S18 8ZU

Saxton Mee

# 22 Wentworth Road

## Dronfield Woodhouse

£320,000

A nicely proportioned three bedroomed and two bathroomed detached house which has had the loft converted into a useful and versatile area which is ideal for occasional purposes.

Perfect for a family with three good size bedrooms and two bathrooms the property stands within easy reach of nearby superb park, renowned schooling, shops, doctors/pharmacist, and regular bus services.

With gas fired central heating and double glazing, the accommodation briefly comprises: entrance hall, downstairs WC, good size living room, separate dining room which opens to the excellent conservatory and fitted kitchen, utility. First floor landing off which opens master bedroom with en-suite shower room and walk-in wardrobe, two further bedrooms and family bathroom. Stairs to the loft space which is ideal for occasional/ hobbies purposes and has been used by the existing vendor as an office area. There is also most useful eaves storage.

Drive, single garage and mainly lawned enclosed rear garden with patio.

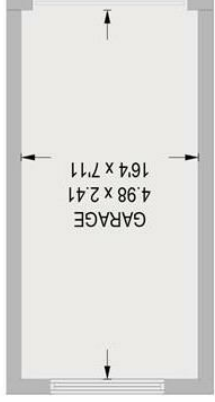
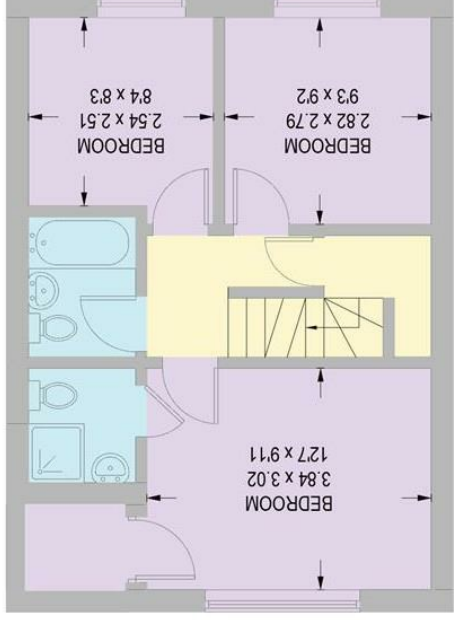
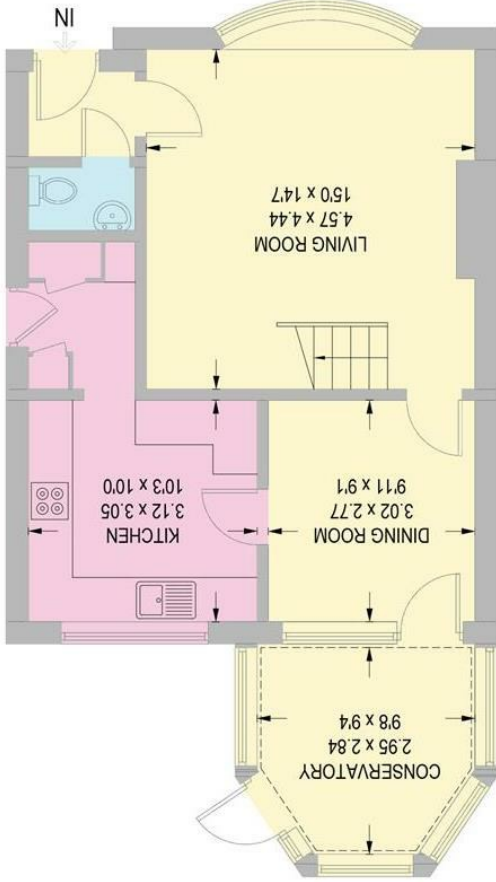
- Excellent family home
- Established and sought after locality
- Superb range of nearby amenities
- Three good size bedrooms and two bathrooms
- Most useful loft space ideal for occasional purposes
- Drive and single garage
- Enclosed easily managed garden
- EPC: D
- Council Tax Band: Tenure:





## 22 WENTWORTH ROAD

APPROXIMATE GROSS INTERNAL AREA = 109.2 SQ M / 1175 SQ FT  
GARAGE = 12 SQ M / 129 SQ FT  
TOTAL = 121.2 SQ M / 1304 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only.  
measurements are approximate, not to scale.



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