



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



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Dronfield Woodhouse

Price Guide

£330,000

Guide price £330,000 - £345,000

This superb three bedroomed detached house benefits from having been extended to the rear and offers nicely presented and surprisingly well proportioned accommodation which is equally suited to a family or couple.

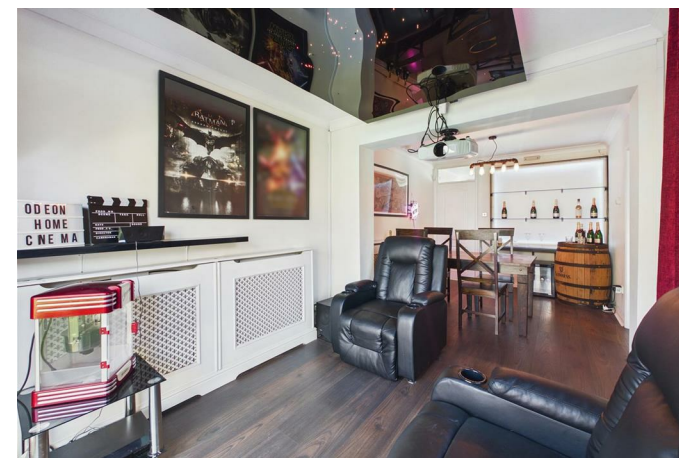
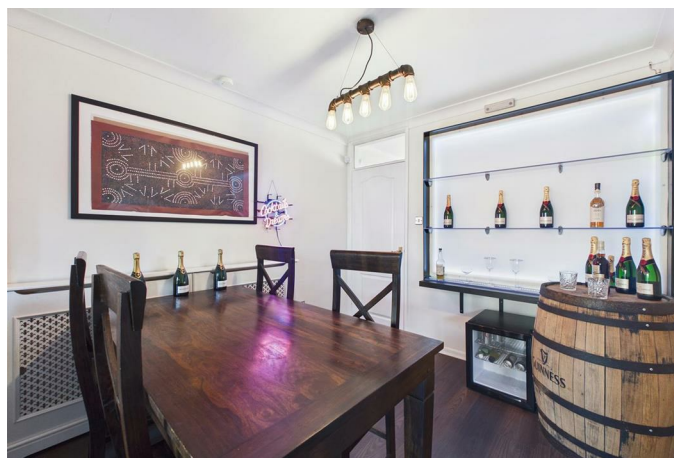
Enviably located within this much sought after residential area of the town being situated within easy reach of renowned schooling, excellent park and shops off Pentland Road and Barnes Lane together with doctors and pharmacist close by.

Offering gas fired central heating and uPVC double glazing with a new consumer unit and recent fibreglass roof to the extension the property is available with no upward chain and immediate vacant possession upon completion.

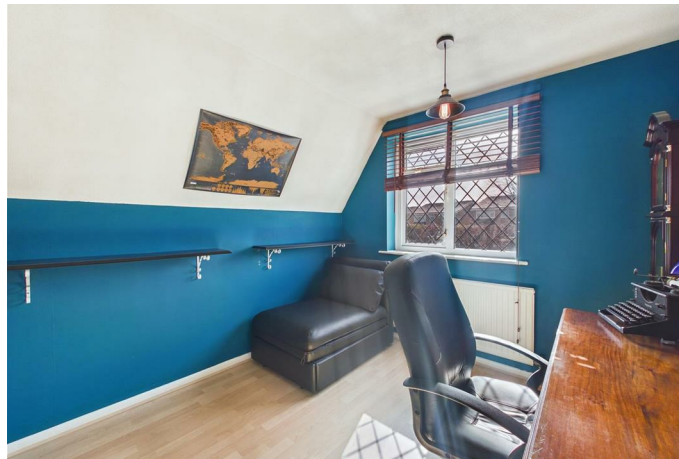
Reception hall, downstairs cloakroom/WC, spacious living room having the advantage of a multi fuel 300kw stove, dining room which opens through to the extension which is presently utilised as a cinema room with retractable screen which may be available by separate negotiation, superbly equipped kitchen with breakfasting island, Belfast style sink and Rangemaster oven (again this may be available by separate negotiation), the kitchen has underfloor heating. Utility within which is housed the Worcester gas fired combination boiler which was serviced in 2025.

First floor landing off which opens a large master bedroom, good sized deep wardrobes, spacious bathroom, second double bedroom with store cupboard/wardrobe, large third bedroom (good size single which could accommodate a double bed).

Attractive front garden with palm tree, block paved driveway parking, detached single garage and most appealing private rear garden with patio sitting out area, lawn and greenhouse.



- Superb detached house
- Great position with lovely rear aspect
- Three good size bedrooms
- Extended to the rear with snug/cinema room
- Generous living room
- Well equipped kitchen with utility
- Hall and downstairs WC
- Recent fibreglass roof to the extension and new consumer unit
- uPVC double glazed and gas central heating
- Tenure: Council Tax Band: D EPC:





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. *A Life Assurance policy may be requested.* *Written Quotations of credit terms available on request.*

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

