



32 Wentworth Road, Dronfield Woodhouse, Dronfield, Derbyshire, S18

Saxton Mee

32 Wentworth Road

Dronfield Woodhouse

Chain Free

£525,000

**** NO UPWARD CHAIN ****

Stylishly refurbished, this beautifully presented and considerably extended four bedroomed detached house is the perfect family home being complemented by an attractive south easterly facing private rear garden.

Enviably located on this highly sought after road close to a comprehensive range of local amenities including Sindelfingen park, shops, regular bus service and renowned local schooling, the property during recent years benefits from an extended superbly equipped kitchen, new bathroom and downstairs WC, and upgraded gas fired combination boiler approx. 4 years ago.

Reception hall with useful understairs cupboard, downstairs cloakroom/WC, study leading off which is ideal for anyone working from home. Good size living room with projecting half bay window, impressive dining kitchen/daytime family room which opens through to a snug/play area and has been superbly appointed and considerably extended over the last few years with integrated appliances and central breakfasting island and bi-fold doors to the rear. Opening off the landing on the first floor is the master bedroom and second double bedroom both having built in wardrobes, two further good size bedrooms and superb family bathroom.

Outside: driveway with ample off road parking, EV charging point, double garage with there being tremendous potential to extend the accommodation above subject to any necessary approvals/consents. Attractively set out private rear garden with stone patio, and relatively level lawned area being attractively landscaped.



- Truly outstanding detached family home
- Impressive extended open plan dining kitchen/living room
- Sought after residential locality
- Close to an excellent range of amenities including renowned local schooling
- Tremendous potential to extend further to the side (subject to usual consents)
- New kitchen and bathroom during recent years
- Gas central heating and double glazing
- Enclosed private rear garden
- Viewing recommended
- EPC:D. Council Tax Band; Tenure: Freehold





32 WENTWORTH ROAD

APPROXIMATE GROSS INTERNAL AREA = 138.5 SQ M / 1490 SQ FT

GARAGE = 25.8 SQ M / 278 SQ FT

TOTAL = 164.3 SQ M / 1768 SQ FT



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

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