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69 Longcroft Road, Dronfield Woodhouse, Dronfield, S18 8XU

Saxton Mee

# 69 Longcroft Road

## Dronfield Woodhouse

Price Guide

# £350,000

\* GUIDE PRICE £350,000 - £360,000 \*

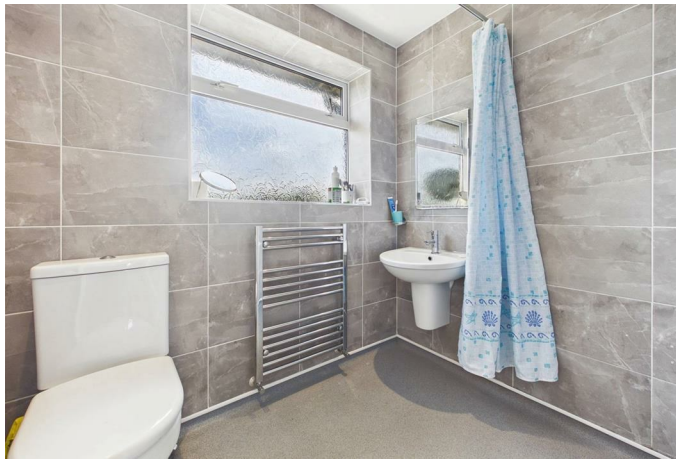
An excellent opportunity for a family to own a nicely proportioned four bedroomed semi detached house on this highly regarded road which is conveniently located for a host of local amenities including William Levick primary school, shops, doctors/pharmacist and Sindelfingen Park.

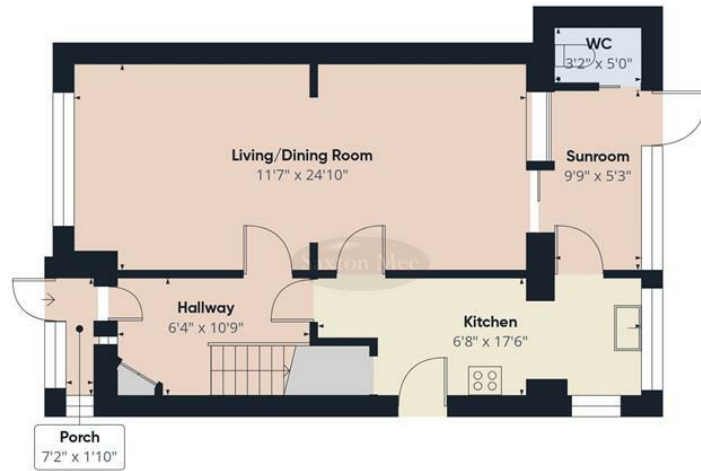
This realistically priced property offers double glazing and gas fired central heating and briefly comprises: porch, hall, living room with feature fireplace being a nicely proportioned principle reception room which opens immediately through to the adjacent dining room, excellent sun room with WC leading off. Extended well equipped kitchen with understairs store/pantry. First floor landing with three double bedrooms all having built in wardrobes together with a very good sized fourth bedroom. The superb wet room was refurbished during recent years.

Tarmac and block edge driveway leads in providing off road parking, gates to the car port with concrete single sectional garage beyond. Relatively level south facing rear garden set down primarily to lawn with useful garden store.

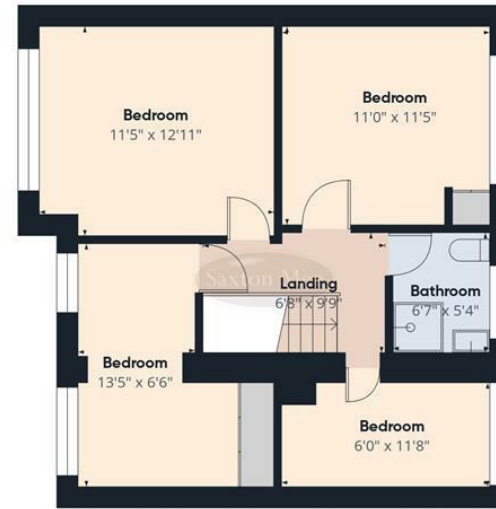
- Considerably extended semi detached house
- Four good size bedrooms
- Sensibly priced family home
- Sought after road
- Convenient for many local amenities
- Gas central heating and double glazing
- South facing rear garden
- Re- tarmac drive, car port and single garage
- Extended to the side and rear
- Council Tax Band: Tenure: EPC: D



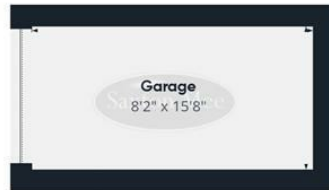




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1222 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.'

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