



9 Holme Close, Dronfield Woodhouse, Dronfield, S18 8XS

Saxton Mee

# 9 Holme Close

## Dronfield Woodhouse

Price Guide

£200,000

Guide Price £200,000 - £210,000

The perfect opportunity for a young family or first time buyer to acquire a nicely presented and affordable three bedrooomed semi detached house which forms part of this small development set away from the main thoroughfare within this highly regarded residential area well served by a host of local amenities.

These include renowned local schooling, excellent nearby park, shops and doctors/pharmacists. Benefiting from a gas fired combination boiler which was installed during recent years along with uPVC double glazing, the accommodation briefly comprises: reception hall, living room with log burner, attractively fitted dining kitchen again fitted during recent years, side hall and utility store where there is ample space and plumbing for a washing machine.

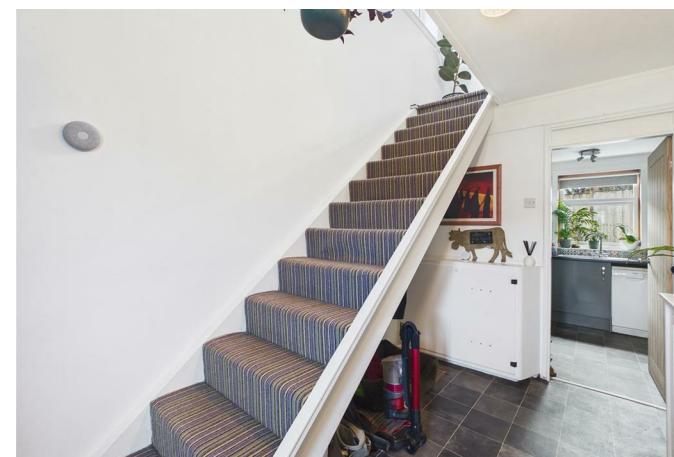
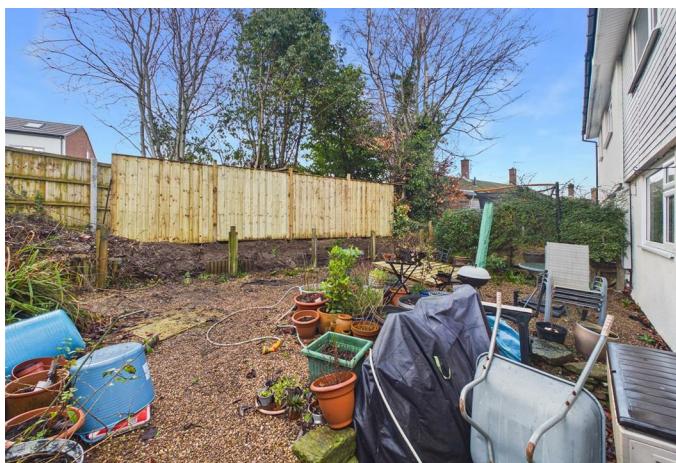
First floor landing off which opens two double bedrooms, single bedroom and bathroom with a white suite.

Lawned front garden, gated path to side and rear garden with sitting out area. Please note that the garden is currently in the process of being fenced to the rear boundary.

The property is set well back from the road and is approached along the footpath with there being a pull in having limited parking on Great Croft.



- Nicely proportioned and well appointed three bedrooomed semi detached house
- Affordable family home
- Ideal for first time buyer
- Gas central heating boiler fitted in recent years
- uPVC double glazing and upgraded consumer unit
- Living room with log burning stove
- Excellent refurbished dining kitchen
- Note: the property is of non-standard construction although we understand it is still mortgageable - please check with your lender prior to viewing
- Council Tax Band : A
- Tenure: Freehold EPC: D





Approximate total area<sup>(1)</sup>

882 ft<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

GIRAFFE360



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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

Saxton Mee