







## 2 Wingfield Close

Dronfield Woodhouse • Dronfield • S18 8RL

£625,000

Welcome to this modern and well-presented four-bedroom detached home, situated on a generous corner plot in the highly desirable area of Dronfield Woodhouse. The property benefits from a wide range of nearby amenities, including local shops, supermarkets, and everyday conveniences, with a broader selection available in both Sheffield and Chesterfield town centres. The area is particularly popular with families, offering access to highly regarded schools. Excellent transport links include convenient major road routes, Dronfield train station, and regular bus services. For those who enjoy the outdoors, the Peak District is easily accessible, along with a variety of nearby walking and cycling routes. This property presents an ideal family home. The property is entered via a front door into an entrance hall/porch, leading through to the dining room. This is a well-proportioned space, offering ample room for family dining. From here, there is access to a useful ground floor WC. A further door leads into the front-facing kitchen, which is fitted with modern shaker-style units, providing generous storage and space for freestanding appliances. A side door from the kitchen offers additional external access. To the rear of the property, double doors from the dining room open into a spacious living room. This bright and airy space has been partially extended and features a log burner. It also benefits from two sets of sliding doors—one providing direct access to the rear garden and another leading into the conservatory. The conservatory is well proportioned and filled with natural light, with double doors opening onto the garden. To the first floor are four bedrooms and the family bathroom. The principal bedroom overlooks the rear of the property and is a well-proportioned double, benefitting from a three-piece ensuite comprising a shower cubicle, wash basin, and WC. Bedrooms two and three are positioned at the front, with bedroom two being a further double with fitted wardrobes. Bedroom four overlooks the rear and is currently used as a dressing room, benefitting from fitted sliding wardrobes. The family bathroom is modern and fully tiled comprising a bath, wash basin, and WC, along with a Jack and Jill sink arrangement. Externally, the rear garden is well maintained and offers a range of versatile outdoor spaces. Stepping out from the living room or conservatory leads onto a decked seating area, ideal for entertaining, which also provides access to the attached large garage, offering excellent storage. Beyond the decking is a lawned garden with a shed. To the side, there is an additional patio area with double doors leading into a summerhouse, currently used for business purposes, making it ideal for home working or conversion into a private indoor/outdoor retreat. To the front of the property, there is a driveway providing off-road parking for multiple vehicles, along with access to the attached long single garage.





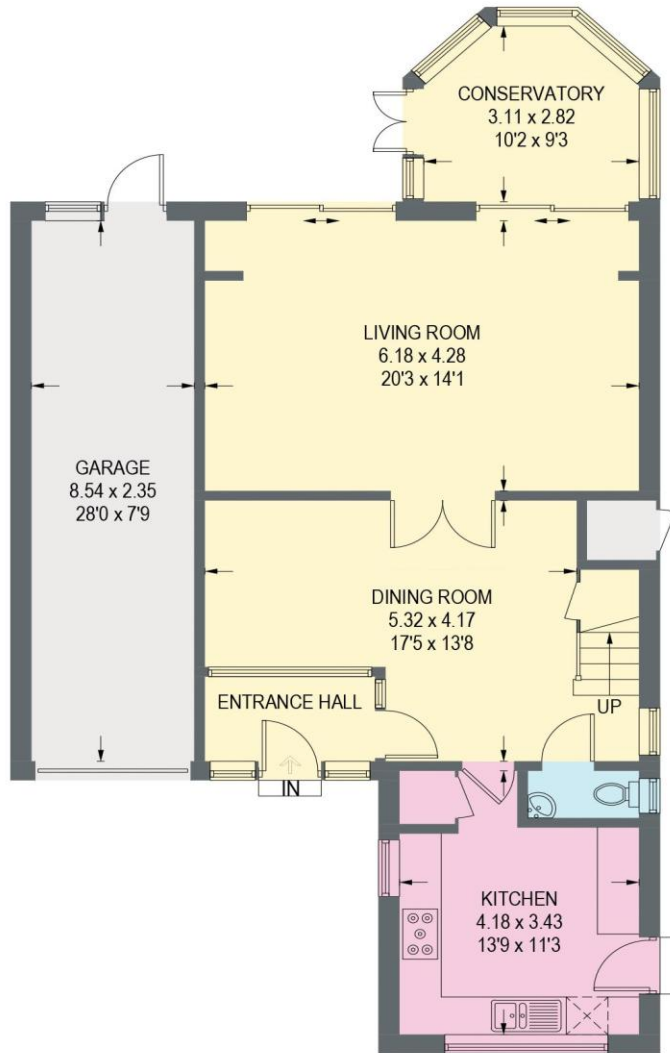
- Modern Four Bedroom Detached House
- Generous Corner Plot
- Spacious Living Room w/ Log Burner & Access to Conservatory
- Separate Dining Room & Shaker Style Kitchen
- Four Bedrooms, Principle w/ Ensuite
- Fully Tiled Family Bathroom
- Versatile Summerhouse Great for Home Working
- Enclosed Private Rear Garden & Decking
- Driveway Parking & Attached Garage
- Council Tax Band E/EPC Rating C



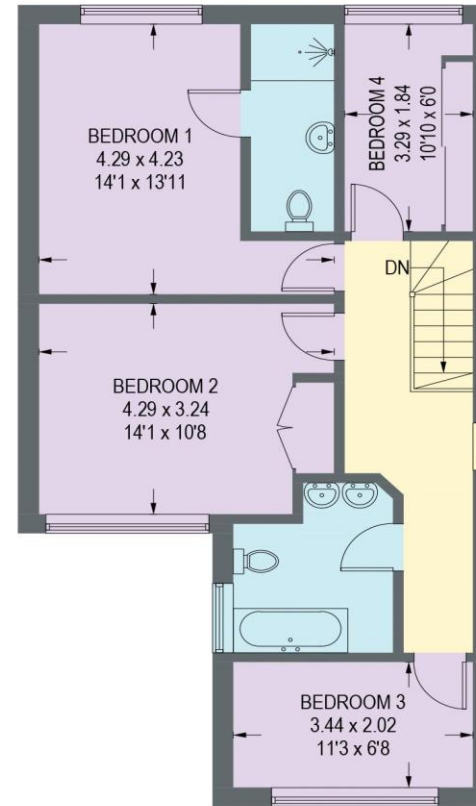


# 2 WINGFIELD CLOSE

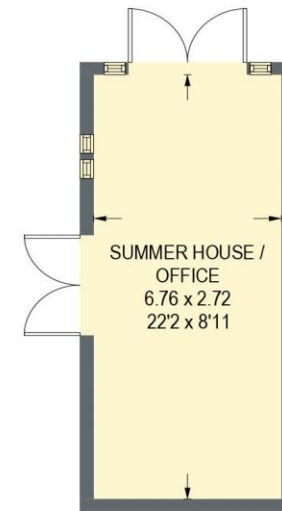
APPROXIMATE GROSS INTERNAL AREA = 174.3 SQ M / 1876.7 SQ FT



**GROUND FLOOR = 113.1 SQ M / 1217.3 SQ FT**



**FIRST FLOOR = 61.3 SQ M / 659.4 SQ FT**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1310575)

