



4 Grange Avenue, Dronfield Woodhouse, Dronfield, S18 8PH



4 Grange Avenue

Dronfield Woodhouse

£269,500

Ideal for a young family, this superb three bedroomed semi detached house is enviably located on a small cul-de-sac within this popular and established residential area being well placed for a host of local amenities in the town.

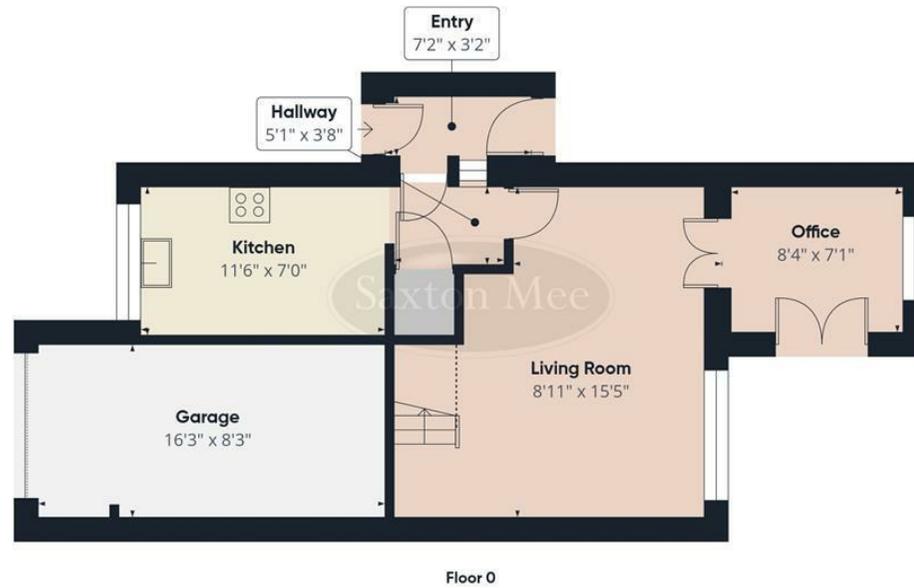
The nicely presented accommodation offers gas fired central heating, uPVC double glazing and benefits from new front windows around 2024 and briefly comprises: side entrance hall, superb kitchen which was installed again in 2024 with granite work surfaces and integrated appliances, living/dining room, playroom/office, first floor landing, two double bedrooms, single bedroom and bathroom with a three piece white suite and shower over the bath.

Attractive rear garden with patio, lawn and a variety of plants and shrubs. Integral garage.

- Superb three bedroomed semi detached house
- Ideal first time buyer/young family
- Gas central heating and combi boiler
- uPVC double glazing
- New windows to the front around 2024
- Popular locality and cul-de-sac
- Drive, garage and private rear garden
- Superb new kitchen 2 years ago
- EPC: D
- Council Tax Band: B Tenure: Freehold







Approximate total area⁽¹⁾
889 ft²

Reduced headroom
11 ft²

(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.

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