



Grange Croft Church Street
Dronfield
S18 1QB





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No Chain

This exceptional FIVE BEDROOMED detached bungalow is set well back from the main thoroughfare yet close to the heart of the town within the conservation area and stands on an very large plot extending to 0.78acres (3800 sq yards).

The property was originally built in the 1950s and is ideally suited to a family but would also suit an occupier with elderly dependant/twenty something as one of the bedrooms is annexed from the main accommodation. The beautifully proportioned and highly versatile accommodation is nicely presented and extends to 2234 sq ft and offers gas fired central heating and double glazing with there being underfloor heating to the reception hall, master bedroom, en-suite and bedrooms two and three.

Dronfield is a highly sought after town standing mid way between Chesterfield and Sheffield with renowned local schooling and an excellent range of amenities including nearby sports centre and own train station. The Peak District National Park is only a few minutes drive away with good network links to the north and south.

- Exceptional detached five bedroomed detached bungalow
- Plot around 0.78 of an acre with extensive established gardens
- Versatile living accommodation
- Well presented throughout
- Detached double garage
- No upward chain
- Attached studio/annex with its own en-suite shower and entrance
- Town centre location with ease of access to all local amenities



Reception Hall

Heavy wooden front door, window to the side, tiling to the floor.

Living Room

Being a beautifully proportioned principle reception room with appealing feature fireplace and concealed lighting above. Bay window to the front and floor to ceiling patio doors opening out onto the rear garden and entertaining terrace. Archway opens through to:

Dining Room

With tiling to the floor, shuttered window to the front and opening through to:

Sun Room

With fixed room and delightful aspect over the garden. Door leads into:

Breakfast Kitchen

The kitchen being dual aspect with windows to the front and rear with a range of fitted wall and base cupboards having integrated appliances and gas/electric Aga, inset ceramic sink and useful large larder cupboard.

Side Lobby

With external door to the front which also serves as a separate entrance to the :

Annex/Studio Bedroom

which is perfect for a twentysomething/teenager or dependant relative or alternatively anyone working from home and has a beautiful vaulted ceiling, With built in wardrobes and French doors opening to the rear garden.

En-Suite Shower Room

With suite in white comprising WC, bidet, wash hand basin and walk in shower

Master Bedroom

Windows to the rear and side overlooking the gardens. Built in wardrobes and tiled floor.

Bedroom Two

Window to the rear and built in wardrobes housing a concealed shower and wash hand basin

Bedroom Three

Interesting split room with tiled floor and concealed wash hand basin

Bedroom Four

With bow window to the front, feature corner fireplace and built in cupboard.

Family Bathroom

Fully tiled in complementary ceramics having a bath, vanity sink and WC.

Loft Space

Superbly proportioned and having potential subject to any building regulation/permissions, currently being ideal for storage and is partially boarded.

Outside

Gated driveway leads in to ample off road parking and turning space for numerous cars and access to the garage

Utility Room

Accessed from the rear elevation with steps down and having power, light and plumbing for a washing machine and space for a tumble dryer.

Double Detached Garage

Brick built double garage with power and light

Gardens

Extensive gardens which extend to 0.78 of an acre or thereabouts, initially comprising of a stone flagged entertaining terrace across the back elevation where access is afforded to the utility room. The gardens are set down primarily to lawn with herbacious beds, patio, trees and plants.

Location

The property is tucked away from the main road and is accessed via the short drive which lies between Grange House and The Green Dragon pub, opposite The Old Rectory.

Tenure

We believe the property to be freehold

EPC

Rated:

Council Tax

Band: G

Valuers Note

A generational opportunity to purchase a truly outstanding detached bungalow set in the heart of the village. If you stand in the beautiful gardens you will hear the church bells ring! You will be amazed at the size of the garden and extent of the property, which is a gem to be found in such a central location.







Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2234 ft²

207.5 m²

(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.