



2 Wordsworth Place, Dronfield, S18 1NL

Saxton Mee

2 Wordsworth Place

£495,000

This beautifully proportioned detached house is the perfect family home, offering FIVE bedrooms, two reception rooms and a superb breakfast kitchen and having the benefit of newly installed windows and roof covering.

The well presented property is complemented by a private rear garden with there being ample parking and good size garage. Offering gas fired central heating and uPVC double glazing the considerably extended property has been refurbished during recent years to include a superb kitchen, impressive bathroom, and excellent boiler.

Reception hall, beautifully proportioned living room, separate dining room, superb recently fitted breakfast kitchen, landing with master bedroom having fitted wardrobes and three further double bedrooms and single bedroom/study and stunning family bathroom. which includes a separate walk-in shower.

Private mainly lawned garden with block paved patio being ideal for children or pets, twin drive to the front and integral garage.



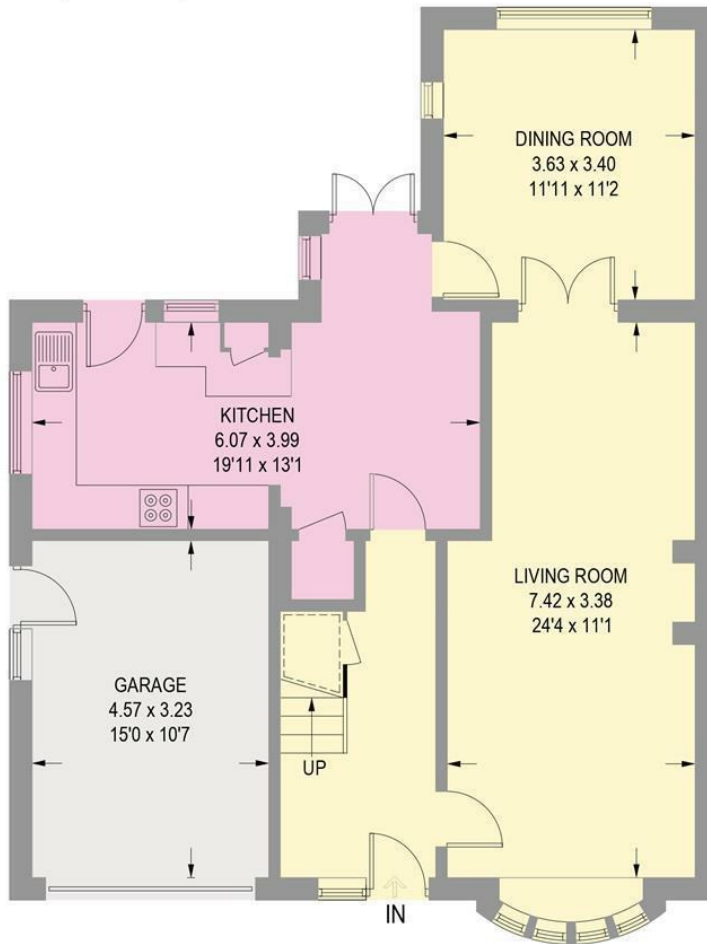
- Beautifully proportioned family home
- Favoured cul-de-sac position
- Considerably extended and well presented accommodation - new windows and roof covering
- Stunning kitchen and bathroom
- Private westerly facing rear garden
- Four double bedrooms and fifth single room
- Flexible and versatile accommodation
- uPVC double glazing and gas central heating
- Viewing recommended
- EPC: C Council Tax Band: E Tenure: Leasehold



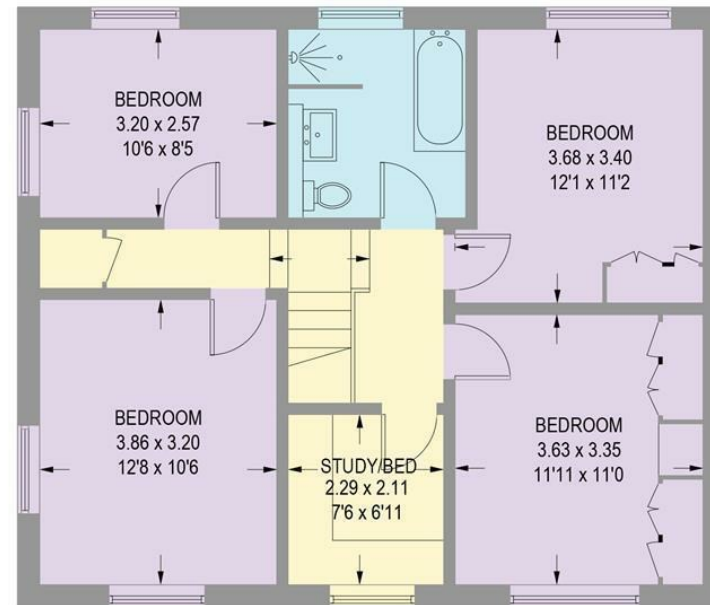


2 WORDSWORTH PLACE

APPROXIMATE GROSS INTERNAL AREA = 134.3 SQ M / 1445 SQ FT
 GARAGE = 14.7 SQ M / 158 SQ FT
 TOTAL = 149 SQ M / 1603 SQ FT



GROUND FLOOR = 67.2 SQ M / 723 SQ FT



FIRST FLOOR = 67.1 SQ M / 722 SQ FT

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

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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