



30 Rothay Close, Dronfield, S18 8PR



30 Rothay Close

£375,000

**** SEE THE WALK THROUGH TOUR! ****

Enviably located towards the head of this small cul-de-sac this superbly proportioned three/four bedroomed detached house stands on a favoured corner plot with the benefit of a good sized south facing rear garden.

Offered for sale with vacant possession and no upward chain, the property has very recently (within the last three years) had the benefit of being re-roofed with 16 solar panels having battery storage. The wiring has also been updated with a new consumer unit with a new Ideal Vogue gas fired combination boiler fitted in March 2024.

Offering highly versatile and flexible accommodation which especially to the ground floor has tremendous potential for a master/teenage suite or being perfect for anyone with hobbies or working from home. This suite of rooms could also suit a dependant relative.

Ground floor reception hall, WC/cloakroom, stairs to the first floor inner landing, generously proportioned 'L' shaped split level lounge/dining room, good size conservatory, fitted kitchen, large master bedroom with deep built in wardrobes, second double bedroom, family bathroom with bath and separate shower.

Ground floor study area opening to the third bedroom with store room beyond, inner lobby with kitchenette, access into the hobbies/former train room with personnel door to the garage.

Outside: driveway leads in providing off road parking, integral garage with the door having been replaced, steps to the side, good size private south facing garden with lawn, beds, decking and outside power.



- Deceptively well proportioned
- Three/four bedroomed detached family home
- Flexible and versatile accommodation
- Great potential for teenage/master suite on the ground floor
- Re-roofed in the last 3 years with 16 solar panels and battery generating an income of £80-£90 a month
- Upgraded fuse board and new gas fired boiler in March 2024 (just serviced in April 26)
- Favoured corner plot with good size south facing gardens
- No upward chain - viewing recommended
- EPC: C
- Council Tax Band D





Floor 0



Floor 1



Approximate total area⁽¹⁾
1843 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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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

