1 Holme Close, Dronfield Woodhouse, Dronfield, S18 8XS

Saxton Mee

1 Holme Close

Dronfield Woodhouse

Reduced To

£205,000

** REDUCED FOR A QUICK SALE **

A perfect opportunity for a young family or first time buyer to acquire this immaculately presented and affordable three bedroomed semi detached house which is quite possibly the largest plot on this small development, set away from the main thoroughfare within this highly regarded residential area well served by a host of local amenities. These include renowned local schooling, excellent nearby park, shops and doctors/pharmacist.

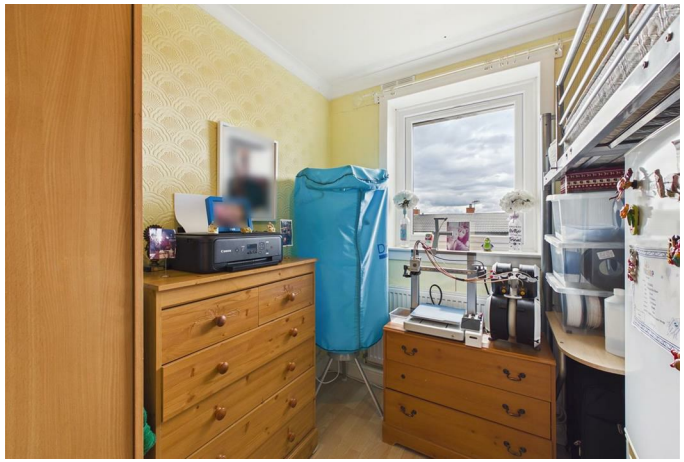
Benefitting from a gas fired combination boiler and uPVC double glazing (windows and back door only installed last year), the accommodation briefly comprises: wide reception hall, living room with feature fireplace and doors through ito the attractively fitted dining kitchen. Side entrance with downstairs WC.

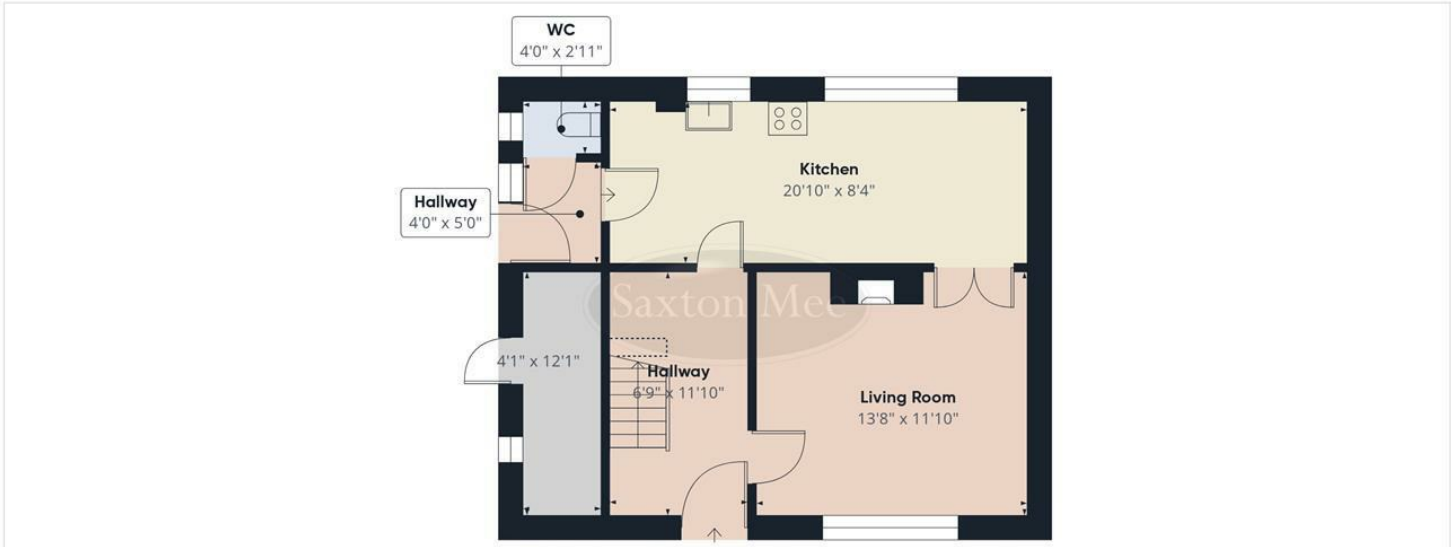
First floor landing off which opens two double bedrooms, single bedroom and bathroom with a white suite having a shower over the bath.

Lawned front garden, path to side and very good sized level lawned rear garden which is ideal for children or pets being mainly lawned with flower and shrub beds, decked area with summerhouse and shed. External attached workshop.

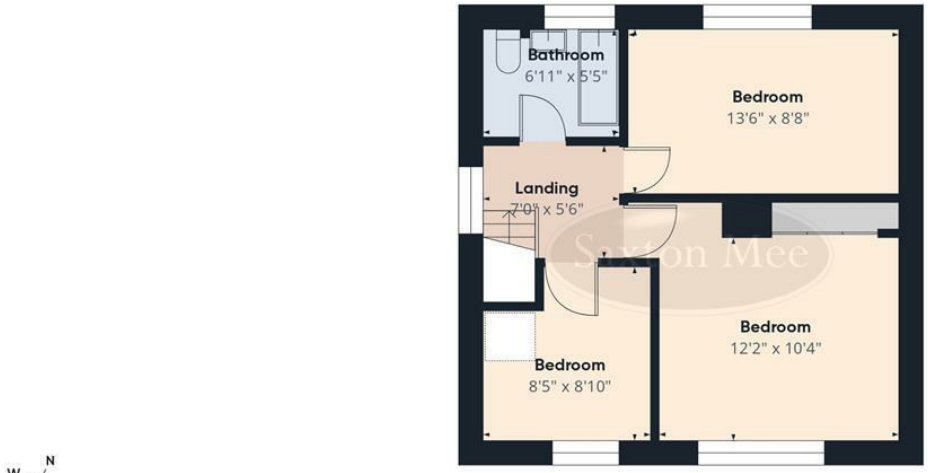
The property is set well back from the road and is approached along the footpath with there being a pull in having limited parking on Great Croft.

- Immaculate accommodation throughout
- Possibly one of the largest plots on Holme Close
- Superb level rear garden with summerhouse
- Two large double bedrooms and third single bedroom
- Ideal for a first time buyer, young family or investor
- Non standard construction but mortgageable (please check with lender prior to viewing)
- Great location with nearby renowned schooling, shops and parks
- Tenure: Freehold
- Council Tax Band A
- EPC: D





Floor 0



Floor 1

Approximate total area(1)

894 ft²

Reduced headroom

2 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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