



For Sale  
Residential  
Saxton Mee  
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16

16 Rothay Close, Dronfield Woodhouse, Dronfield, S18 8PR



# 16 Rothay Close

## Dronfield Woodhouse

### £375,000

A fairly unique opportunity has arisen to acquire this beautifully proportioned detached house which offers 3/4 bedrooms and offers tremendous flexibility with highly versatile accommodation extending to 1625 sq ft in total arranged over two floors.

Ideal for a family with teenagers or alternatively anyone in the trades with the property having unusually large undercroft/integral garaging and good sized store room/office. Forming part of this highly sought after and established residential development within the town, well paced for a host of local amenities including renowned schooling, park and shops, the property has gas fired central heating via a combination boiler, uPVC double glazing with the windows to the rear having been recently replaced. Porch/hallway, downstairs WC, personnel door to the garaging, master or teenage suite with large bedroom and dressing/study area with there being possibilities subject to building regs of creating an en-suite from the store/office at the rear. First floor landing with excellent kitchen having integrated appliances, spacious living/dining room with window providing excellent natural light and views over the town at the front, bedroom 4/separate dining room with store cupboard over the stair head, inner hallway, second double bedroom and additional small double/large single bedroom and excellent shower room.

Driveway leads in providing off road parking with access via an electric door that has been fitted during recent years to the exceptionally large and most useful garaging which would be ideal for anyone with hobbies or in the trades and within which is housed the gas fired central heating boiler. To the rear access is afforded to the good sized store room that has been used as an office. Rear garden with lawn and beds.



- Superb opportunity to acquire a unique and highly versatile property
- Beautifully proportioned extending to 1625 sq ft
- Perfect for a family with teenagers or anyone in the trades
- Sought after locality
- Gas central heating and uPVC double glazing
- Exceptionally large garaging with additional store room
- No upward chain
- Viewing recommended
- Tenure:
- EPC: Council tax band:







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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