



20, Standall Close, Dronfield, S18 8AB

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Description

This highly regarded development of stone built executive homes was constructed in 2015 and whenever one becomes available on the market demand is high. The beauty of this site is that it enjoys a rural setting, between Holmesfield, Bradway and Totley, yet has the convenience of nearby amenities. The development is very popular with families due to the first class schooling found close by and of course the immediate access to the surrounding countryside is also a major draw. Number 20 is situated towards the end of the cul-de-sac, with little in the way of passing traffic, and the accommodation is superb. There aren't many houses that offer over 1850 square feet of living space in the vicinity and it will be hard to find one that does within this attractive price range.

The modern construction ensures a good retention of energy which helps to reduce costly utility bills and the orientation at the front allows for the future provision of solar panels, if desired, to further enhance the property's eco credentials.

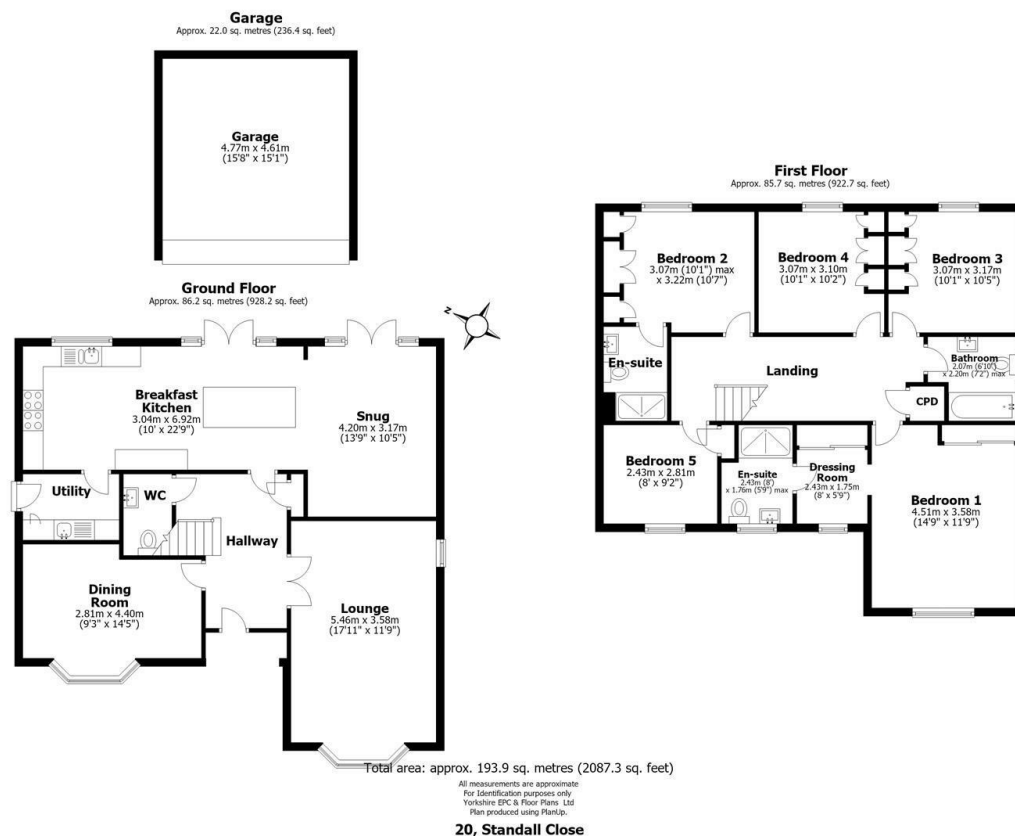
The modern layout includes everything that you could wish for in a home. With five good bedrooms, three reception areas (including the snug area in the kitchen), three bathrooms, a palatial principal suite and the ubiquitous, open plan dining kitchen forming the heart of the home.

This really is a special property that is complemented by its semi rural setting and a property that you will be proud to call home.

- Five bedrooms including plenty of space for a home office if required.
- Three luxurious bathrooms and a dressing area to the principal bedroom. Two of which are ensuite, perfect for guests or teenage girls.
- Smart lounge with media wall and attractive decor.
- Separate dining room offering the flexibility to be repurposed to suit the owners requirements.
- Modern, open plan dining kitchen with Quartz topped island, integrated appliances and French windows opening to the rear terrace.
- Snug/dining area situated off the kitchen with further French windows to the terrace.
- Wide and welcoming reception hall that provides a great first impression to this home.
- Ground floor W.C, separate utility room, off road parking and a detached double garage.
- Landscaped gardens include a lower terrace, accessible from the kitchen, perfect for entertaining and a further lawned area above.
- Modern building regs, heating, insulation and double glazing combine to produce an efficient EPC rating of C77.







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