



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

Saxton Mee

# 9 Holme Close

## Dronfield Woodhouse

Price Guide

# £200,000

Guide Price £200,000 - £210,000

The perfect opportunity for a young family or first time buyer to acquire a nicely presented and affordable three bedroomed semi detached house which forms part of 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 which was installed during recent years along with uPVC double glazing, the accommodation briefly comprises: reception hall, living room with log burner, attractively fitted dining kitchen again fitted during recent years, side hall and utility store where there is ample space and plumbing for a washing machine.

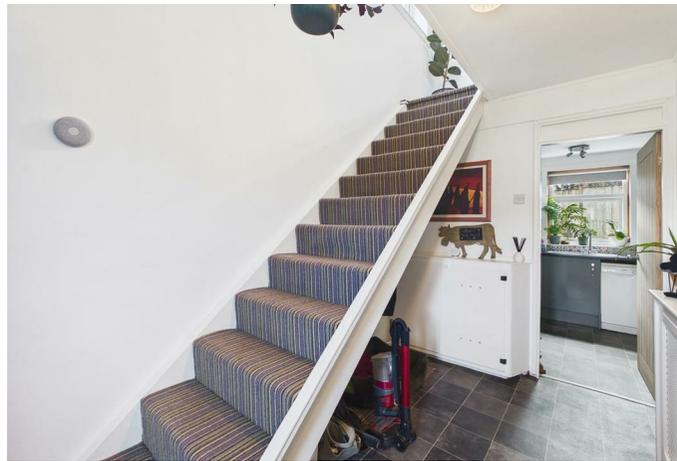
First floor landing off which opens two double bedrooms, single bedroom and bathroom with a white suite.

Lawned front garden, gated path to side and rear garden with sitting out area. Please note that the garden is currently in the process of being fenced to the rear boundary.

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.



- Nicely proportioned and well appointed three bedroomed semi detached house
- Affordable family home
- Ideal for first time buyer
- Gas central heating boiler fitted in recent years
- uPVC double glazing and upgraded consumer unit
- Living room with log burning stove
- Excellent refurbished dining kitchen
- Note: the property is of non-standard construction although we understand it is still mortgageable - please check with your lender prior to viewing
- Council Tax Band : A
- Tenure: Freehold EPC: D



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