



27 Great Croft, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8XR



# 27 Great Croft

## Dronfield Woodhouse

### £269,950

An excellent three bedroomed semi detached house which has been extended to the rear and is most conveniently located standing within easy reach of a host of local amenities including Sindelfingen Park, shops, renowned schooling, doctors and pharmacist.

Offered for sale with no upward chain the property is perfect for a young family or couple. Benefitting from gas fired central heating and double glazing, the accommodation briefly comprises: entrance hall with useful cloaks/store cupboard within which is housed the Worcester Bosch gas fired boiler. Living room with feature fireplace, large well equipped kitchen with Rangemaster cooker which will be included in the sale, dining room which forms the extension to the rear.

First floor landing with access to fully insulated and boarded loft space, two double bedrooms (one with built in wardrobe) , good size larger than average third single bedroom (bedrooms two and three have free standing wardrobes which are included in the sale), and superb shower room which has been attractively refurbished during recent years.

Outside: space to the front for two vehicles to have off road forecourt parking, flagged path to the side where there is a most useful outhouse/store, private rear garden with Italian paving and patio, lawn and excellent large shed (4m x 3m) with power and light. There is an intruder alarm installed to the property.



- Excellent three bedroomed semi detached house
- Extended to the rear
- Most convenient location
- Superb new shower room in 2018
- Large kitchen and dining room extension
- Private rear garden with large shed
- Gas central heating and double glazing with many new windows in 2017
- Tenure: Freehold
- EPC: C (cavity wall insulation installed)
- Council Tax Band: B







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
995 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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