







10 Arundel Close

Dronfield Woodhouse • Dronfield • S18 8QS

Asking Price £350,000

Spacious 3-4-bedroom detached family home overlooking an attractive southerly facing rear garden with conservatory. Light and airy accommodation which benefits from a spacious kitchen, modern bathroom, driveway and integral garage with adjoining storeroom. The property enters through a front porch providing useful cloakroom storage and ground floor WC. A spacious kitchen is fitted with a range of beech effect wall and base units, contrasting worktops, incorporating integrated oven, gas hob and fridge freezer. The living area is a flexible, open plan design, filled with natural light courtesy of sliding patio doors through to the conservatory / dining room. The first-floor features 2 good sized double bedrooms, one of which benefits from a dual aspect, versatile occasional room adjoining. The single bedroom offers a pleasant garden outlook. Fully tiled in a stylish marble effect is the family bathroom, fitted with a modern 3-piece white suite, rainfall shower over the bath and glass shower screen. Externally a driveway creates off street parking leading to the integral garage and rear storeroom, providing internal access through to the kitchen. The rear garden is southerly facing, fully enclosed and on one level, perfect for families and animals. Designed with an attractive stone patio and adjoining lawn. Arundel Close enjoys the facilities of local schools, shops, public transport and has excellent access to Sheffield, Chesterfield, M1 Motorway and delightful Derbyshire countryside.



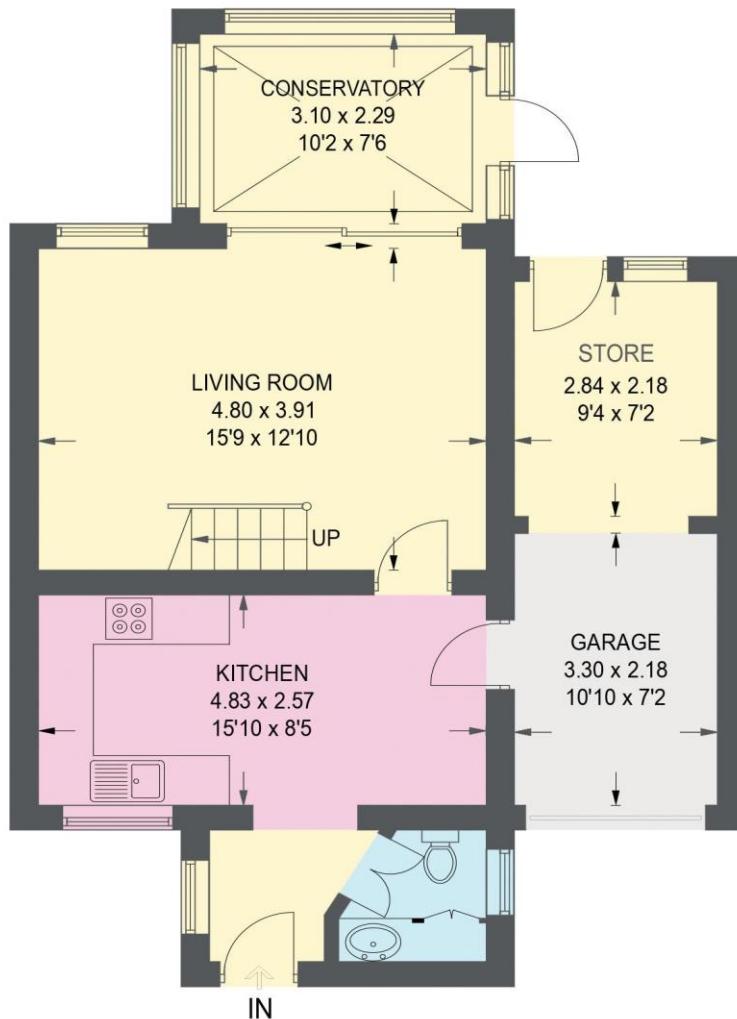


- Detached Family Home in Dronfield Woodhouse
- 3/4 Bedrooms & Modern Bathroom
- Light & Airy Living Room
- Fabulous Conservatory Overlooking Garden
- Spacious Kitchen with Integrated Appliances
- Front Porch & Ground Floor WC
- Driveway & Integral Garage
- Enclosed Southerly Facing Rear Garden
- Freehold
- Council Tax Band D< EPC TBC

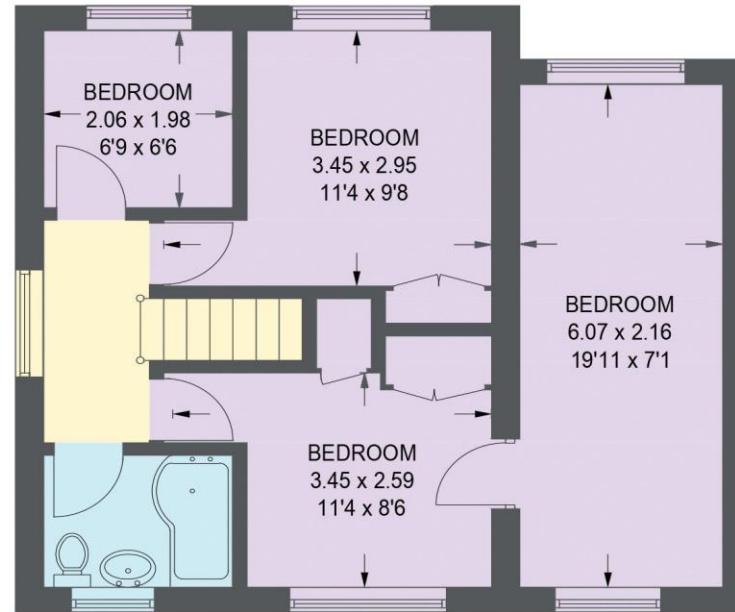


10 ARUNDEL CLOSE

APPROXIMATE GROSS INTERNAL AREA = 110.7 SQ M / 1192 SQ FT



GROUND FLOOR
62.7 SQ M / 675 SQ FT



FIRST FLOOR
48.0 SQ M / 517 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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