



11 Rothay Close,
Dronfield Woodhouse, S18 8PR

£435,000

W
WILKINS VARDY

£435,000

DETACHED FAMILY HOME - FOUR BEDS - THREE RECEPTIONS ROOMS - NO CHAIN

A generously proportioned detached family home offering 1462 sq.ft. of spacious and versatile accommodation throughout. The property features three well sized reception rooms, a ground floor cloaks/WC, and a good sized kitchen, providing excellent living and entertaining space. To the first floor are four double bedrooms and a family bathroom, making this an ideal home for growing families.

Externally, the property benefits from lawned gardens to the front, side and rear, together with an attached single garage and driveway parking.

Offered for sale with no onward chain, this substantial family home represents an excellent opportunity for those seeking generous living space in a desirable detached property. Located just a short distance from the various amenities in Dronfield Woodhouse the property is ideally placed for commuters needing access into Chesterfield and Sheffield.

- GENEROUSLY PROPORTIONED DETACHED FAMILY HOME
- THREE GENEROUS RECEPTION ROOMS
- GROUND FLOOR CLOAKS/WC
- GOOD SIZED FITTED KITCHEN
- FOUR DOUBLE BEDROOMS
- BATHROOM/WC
- ATTACHED GARAGE & DRIVEWAY PARKING
- GARDENS TO FRONT, SIDE AND REAR
- NO UPWARD CHAIN
- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed widows and doors

Gross internal floor area - 135.8 sq.m.,/1462 sq.ft.

Council Tax Band - E

Tenure: - Freehold

Secondary School Catchment Area - Dronfield Henry Fanshawe School

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Entrance Porch

Having a tiled floor and a door opening into a ...

Spacious 'L' Shaped Hallway

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC

Fitted with a 2-piece suite comprising a hand wash basin and a low flush WC.

Kitchen

13'7 x 11'4 (4.14m x 3.45m)

Being part tiled and fitted with a range of oak wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine and a dishwasher, and there is space for a freestanding cooker having a concealed extractor over.

A door gives access to a built-in storage cupboard.

A uPVC double glazed door gives access onto the side of the property.

Reception Room

13'5 x 9'9 (4.09m x 2.97m)

A good sized and versatile room having fitted shelving and a glazed double doors opening into a ...

Sitting Room

16'4 x 10'10 (4.98m x 3.30m)

A spacious rear facing reception room fitted with laminate flooring. A

uPVC double glazed door gives access onto the rear of the property and a further door leads you back into the hallway.

Living Room

17'5 x 13'10 (5.31m x 4.22m)

A spacious dual aspect reception room having a wall mounted gas fire.

On the First Floor

Landing

Having a built-in airing cupboard housing the hot water cylinder and gas boiler.

Bedroom One

14'2 x 11'9 (4.32m x 3.58m)

A generous rear facing double bedroom having built-in storage.

Bedroom Two

11'1 x 9'6 (3.38m x 2.90m)

A good sized front facing double bedroom having built-in storage.

Bedroom Three

11'4 x 8'4 (3.45m x 2.54m)

A front facing double bedroom.

Bedroom Four

10'9 x 7'1 (3.28m x 2.16m)

A rear facing small double bedroom having a built-in wardrobe.

Family Bathroom

8'2 x 5'11 (2.49m x 1.80m)

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.

Laminate flooring.

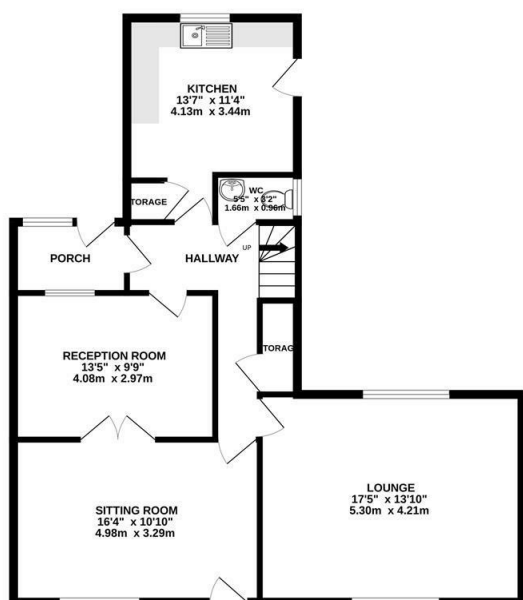
Outside

A tarmac driveway provides off street parking and leads to a car port and an Attached Single Garage. There is also a small lawned garden.

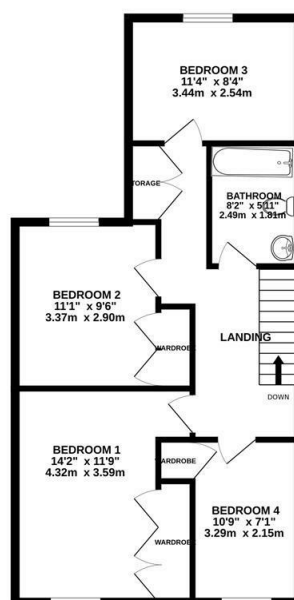
To the side and rear of the property there are lawned gardens and paved/deck seating areas, together with mature trees and shrubs.



GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1462 sq.ft. (135.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Dronfield Henry Fanshawe School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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