



5 Ivanbrook Close, Dronfield Woodhouse, Dronfield, S18 8RD

Saxton Mee

5 Ivanbrook Close Dronfield Woodhouse

£275,000

A superb opportunity to acquire this immaculately presented two bedroomed detached bungalow which is exceptionally well located on this small cul-de-sac close to a range of good local amenities including shops, doctors, renowned schooling, park and regular bus service.

The bungalow would be ideal for a couple or single occupant and has the benefit of low maintenance gardens (artificial grass) which has been recently laid down and modern appointments throughout.

The accommodation briefly comprises: Well equipped dining kitchen with a range of units, living room with sliding patio doors to the rear garden and built in cupboards along one wall. Inner hall off which opens the main bedroom with built in wardrobes and good size single bedroom two. Excellent shower room with walk in shower.

There are oak internal doors throughout the property together with gas central heating via a combination boiler and uPVC double glazing.

Outside: block paved driveway (recently cleaned and re-sanded) provides ample parking and access to the single detached garage. Artificial grass to the front and rear with there being a sitting out area and potting shed/greenhouse.



- Immaculately presented two bedroomed bungalow
- Low maintenance gardens to the front and rear
- Garage and off road parking
- uPVC double glazing and gas central heating
- Close to local amenities including regular bus service
- EPC: D
- Council Tax Band:
- Tenure:



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT LOOK UP RECOMMENDATIONS ON OTHER LOANS SECURED ON IT. A life assurance policy may be requested. Written quotations of credit terms available on request.



Floor 0 Building 2



Floor 0 Building 1

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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(1) Excluding balconies and terraces

Approximate total area (t) 653 ft²