

14 Solway Rise, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8ZR

Saxton Mee

14 Solway Rise

Dronfield Woodhouse

£460,000

Enviably located towards the head of this sought after cul-de-sac; this superb four bedroomed detached house is perfect for a family standing within easy reach of a comprehensive range of local amenities including renowned park, reputable schooling, good range of shops, doctors/pharmacist and regular bus service.

Benefitting from uPVC double glazing and gas fired central heating with a new Baxi gas fired combination boiler fitted in September 2025, the accommodation briefly comprises: good size reception hall, superb new downstairs shower room/WC installed in October 2025 by Joseph Bathrooms, generously proportioned living room, separate dining room with double glazed patio door. This room lends itself to being opened up into the adjacent well equipped kitchen. Fitted utility. First floor landing with four good size bedrooms, family bathroom and airing/linen cupboard.

Outside: tarmac driveway leads in providing off road parking and access to the single attached garage. Attractively set out garden with lawn, patio and shed.

- Superb four bedroomed detached house
- Most convenient location towards the head of a sought after cul-de-sac
- Attractive rear garden
- New gas fired Baxi combination boiler in 2025
- Impressive new downstairs shower room by Joseph Bathrooms in October 2025
- Four good size bedrooms
- Potential subject to usual consents for a large master bedroom above the garage
- Tenure: Leasehold
- Council Tax Band: E
- EPC: C





















Floor 0



Floor 1



Approximate total area(1)

1347 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 for guidance purposes only 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 KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

Saxton Mee