

47 Longcroft Road, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8XU

Saxton Mee

47 Longcroft Road

Dronfield Woodhouse

£425,000

This truly outstanding four bedroomed semi detached house has been greatly extended to the side, across the rear and into the roof space creating a particularly spacious home with the floor area extending to just under 1500 sq ft which is larger than many four bed detached houses.

Enviably located on this highly sought after road the property is complemented by a private south facing rear garden and offers gas fired central heating, double glazing with the flexible and versatile accommodation. With underfloor heating throughout downstairs, other than the lounge - which greatly reduces the heating bills, as well as warming the floor tiles throughout the colder months. The accommodation briefly comprises: reception hall, living room, impressive open plan dining kitchen/family room with a comprehensive range of built in units, integrated appliances and central breakfasting island and bi-fold doors onto the rear garden and patio. Excellent utility room, inner hallway with door to the garage and downstairs shower room with WC. First floor landing, two double bedrooms (one with fitted wardrobes), single bedroom (ideal for a young child or study), family bathroom and fourth bedroom which forms part of the extension ideal for a teenager measuring over 22ft in depth x 6ft wide. Stairs ascend off the first floor landing up to a second floor which is converted to provide a most useful occasional and versatile area presently utilised as a studio.

Outside: ornamental low maintenance front garden, integral garage store, enclosed south facing private rear garden with lawn, patio, entertaining terrace and pergola.



- Quite superb four bedroomed semi detached home
- Extending to 1485 sq ft
- Greatly extended to the side, rear and second floor
- Sought after locality
- Good range of nearby amenities including renowned schooling
- Private south facing rear garden
- Versatile second floor occasional area/studio
- Impressive open plan dining kitchen
- EPC
- Council Tax Band / Tenure:












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