

2 Wentworth Road, Dronfield Woodhouse, Dronfield, S18 8WU

Saxton Mee

2 Wentworth Road

Dronfield Woodhouse

£425,000

Guide Price £425,000 - £440,000

Enviably located occupying a good size corner plot is this large four/five bedroomed and two bathroomed detached house which is most conveniently situated close to a wide range of local amenities including park, shops, doctors and pharmacist.

Offered for sale with vacant possession and no upward chain, the property is sensibly priced reflecting the need for modernisation and upgrading with the gas fired central heated and double glazed accommodation being available for immediate possession upon completion with no upward chain.

Reception hall, downstairs cloakroom/WC, laundry/utility room, extended kitchen/dining room, beautifully proportioned living room, study, snug/bedroom 5, conservatory. First floor landing off which opens four good size bedrooms and two bath/shower rooms.

Drive provides ample off road parking, detached double garage. Rear garden extending to the side and mainly lawned.



- No upward chain
- Four/Five bedroomed detached house
- Two bathroom and downstairs WC
- Corner plot
- Most convenient location
- Gas central heating and double glazing
- Drive and large garage
- Flexible and versatile accommodation
- EPC: E
- Tenure- Freehold. Council Tax Band E



















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1945 ft²

(1) Excluding balconies and terraces

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