



6 Tay Close, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8ZS



6 Tay Close Dronfield Woodhouse

£525,000

This superb four bedroomed detached house is enviably located on a small cul-de-sac within this highly sought after and established residential locality of Dronfield Woodhouse which is well served by a host of local amenities including renowned schooling, two nearby doctors/pharmacist, shops on Barnes Lane and off Pentland Road together with the excellent Sindelfingen Park.

Future proofed, this very energy efficient property will have relatively low running costs as it offers not only gas fired central heating via a Worcester combination boiler and uPVC double glazed windows, but has had the benefit of nine solar panels fitted in 2023 along with two 5kw storage batteries.

The accommodation is complemented by a good size private south facing rear garden with the accommodation briefly comprising: side entrance hallway, downstairs shower room with WC, superbly proportioned living room, good size dining kitchen which has been opened up to form a great modern open plan daytime family room with double glazed patio doors to the garden. The kitchen is fitted with a range of units and integrated appliances, utility room with the double garage having been sub divided to form an excellent den/man cave which would be ideal for teenagers with the garage store area partitioned off for bike storage etc. Door to the garden room. First floor landing, master bedroom with fitted wardrobes, two further double bedrooms and the fourth bedroom being either a large single but able to accommodate a double bed. Excellent family bathroom.

Outside: driveway leads in providing ample off road parking and EV charging point, good size garage store, lawns to the front and rear with paved patio and borders taking advantage of the southerly aspect.



- Superb four bedroomed detached house
- Equally ideal for a family or couple
- Favoured cul-de-sac location
- Conveniently situated close to a range of amenities including renowned schooling
- Very energy efficient with 9 solar panels and two 5kw storage batteries installed in 2023
- uPVC double glazing and gas fired heating via a Worcester Bosch combination boiler
- New fascias and soffits around 2022/3 - EV Charging Point
- New roof to the garage and apex to the previously flat roof dormer in recent years
- EPC
- Council Tax Band: Tenure: Freehold







Floor 0



Floor 1



Approximate total area⁽¹⁾

1486 ft²

Reduced headroom

22 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.

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