



155 Stubley Lane, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8YN

Saxton Mee

# 155 Stuble Lane

## Dronfield Woodhouse

Offers Around

**£575,000**

A most impressive five bedrommed 1930's semi detached house offering stylishly presented and beautifully appointed accommodation ideally suited to family occupation with 2633 sq ft of accommodation.

Complemented by a large south facing rear garden the property is most conveniently located for a host of local amenities including nearby park, Gosforth fields sports centre , nearby shops, doctors/pharmacist and renowned local schooling.

An internal inspection is essential to fully appreciate the stunning interior which offers gas fired central heating, uPVC double glazing and has been largely re-plastered back to brick to the majority of the rooms along with redecoration, new floor coverings and new beautifully appointed bathrooms. Spacious reception hall, beautifully proportioned living room with attractive fireplace and twin French doors to the garden, this room opens through to the bay windowed sitting room (alternatively a formal dining room). Outstanding breakfast kitchen with granite working surfaces, Pippy oak highlights and integrated appliances. The kitchen is split level and opens immediately into the most impressive dining/family room with bi-fold doors to the garden and decking. Good sized utility with door to the garage and downstairs cloakroom/WC. Ground floor guest bedroom off the hallway which is highly versatile and equally ideal for a home office/play room. First floor landing, spacious master bedroom with superb en-suite shower room having been fitted within relatively recent years to a very high standard, two further good size double bedrooms, large single bedroom and luxurious family bathroom with walk in shower and separate bath.

Outside: Tarmac driveway, large integrated garage, gated path to the exceptionally large private south facing rear garden with good sized entertaining terrace with glass balustrading. Lawned garden with store and shed.



- Outstanding FIVE BEDROOMED 1930's semi detached house
- Very large plot with good size garden
- Recent scheme of works include new rendering to the front, side and rear
- Luxurious new family bathroom and en-suite to the master bedroom
- Extensively re-plastered
- Stunning open plan kitchen/dining/family room
- Convenient location
- Viewing is a must
- EPC: D
- Council Tax Band:C Freehold





Approximate total area<sup>(1)</sup>

2341 ft<sup>2</sup>



(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.

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