



62 Carr Lane, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8XG

Saxton Mee

# 62 Carr Lane

## Dronfield Woodhouse

### £385,000

This considerably extended and highly versatile four bedroomed semi detached house is favourably located set back from the road within this highly desirable residential area of the town, well placed with ease of access to nearby renowned local schooling, shops, parks, doctors and pharmacist.

The nicely proportioned accommodation is double glazed and offers gas fired central heating via a combination boiler and briefly comprises: Entrance hall, spacious lounge with feature fireplace, open plan dining kitchen with bi-fold doors to the garden and central island offering a good family space, downstairs WC and utility room, separate snug/sitting room. First floor landing with double master bedroom (forming part of the extension) having a dressing area/room and en-suite, three further bedrooms and superb family walk in shower room.

Outside: Gravel driveway provides ample off road parking . Low maintenance rear garden set down with ease of maintenance in mind having a decked entertaining area, pergola and two shed/stores.



- Four bedroomed semi detached home
- Master bedroom having dressing area and en-suite
- Low maintenance rear garden with decked entertaining terrace and timber shed/stores
- Lounge and separate snug/sitting room
- Sought after location close to local shops, schools and parks
- Off road parking
- Gas central heating and uPVC double glazing
- EPC
- Council Tax Band B
- Tenure: Freehold





Floor 0



Floor 1



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

1389 ft<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>

(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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