



54 Wentworth Road, Dronfield Woodhouse, Dronfield, S18 8ZU

Saxton Mee

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Dronfield Woodhouse

£345,000

This superb three bedroomed detached house benefits from having been extended to the rear and offers nicely presented and surprisingly well proportioned accommodation which is equally suited to a family or couple.

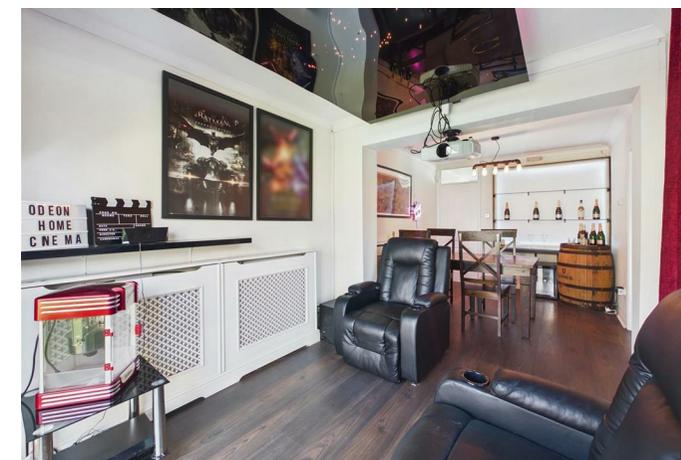
Enviably located within this much sought after residential area of the town being situated within easy reach of renowned schooling, excellent park and shops off Pentland Road and Barnes Lane together with doctors and pharmacist close by.

Offering gas fired central heating and uPVC double glazing with a new consumer unit and recent fibreglass roof to the extension the property is available with no upward chain and immediate vacant possession upon completion.

Reception hall, downstairs cloakroom/WC, spacious living room having the advantage of a multi fuel 300kw stove, dining room which opens through to the extension which is presently utilised as a cinema room with retractable screen which may be available by separate negotiation, superbly equipped kitchen with breakfasting island, Belfast style sink and Rangemaster oven (again this may be available by separate negotiation), the kitchen has underfloor heating. Utility within which is housed the Worcester gas fired combination boiler which was serviced in 2025.

First floor landing off which opens a large master bedroom, good sized deep wardrobes, spacious bathroom, second double bedroom with store cupboard/wardrobe, large third bedroom (good size single which could accommodate a double bed).

Attractive front garden with palm tree, block paved driveway parking, detached single garage and most appealing private rear garden with patio sitting out area, lawn and greenhouse.



- Superb detached house
- Great position with lovely rear aspect
- Three good size bedrooms
- Extended to the rear with snug/cinema room
- Generous living room
- Well equipped kitchen with utility
- Hall and downstairs WC
- Recent fibreglass roof to the extension and new consumer unit
- uPVC double glazed and gas central heating
- Tenure: Council Tax Band: D EPC:





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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

