

2 Bradwell Close, Dronfield Woodhouse, Dronfield, S18 8RS

Saxton Mee

2 Bradwell Close

Dronfield Woodhouse

£465,000

This exceptionally well maintained four bedroomed detached house offers nicely proportioned accommodation and is most favourably located at the start of a small cul-de-sac within this increasingly sought after residential area of the town standing only a few hundred yards from the excellent park and a host of local amenities including shops, reputable schooling and doctors and within walking distance of open countryside.

The property is ideal for a family and benefits from uPVC double glazing, gas fired central heating via a Worcester combination boiler and briefly comprises: reception hall, downstairs cloakroom/WC, study, well equipped kitchen with built in appliances, utility, spacious living/dining room with French doors to the rear garden and patio. First floor landing off which opens four double bedrooms (three of which have built in wardrobes) and a family bathroom.

Outside: long block paved driveway provides ample off road parking and access to the excellent uPVC clad car port, detached garage. Private westerly facing and attractively set out rear garden which has two stone flagged patios, lawn and well stocked beds/borders.

- Superb four double bedroomed detached family home
- Exceptionally well presented
- Attractive private westerly facing rear garden
- Sought after locality
- Only a few hundred yards from the park, renowned schooling, shops and doctors
- Downstairs WC, study and utility
- Long block paved drive, car port and garage
- Gas central heating via a Worcester combination boiler and uPVC double glazing
- EPC: tbc
- Council Tax Band: D Tenure: Freehold





















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1125 ft²

Reduced headroom

26 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.

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