



32 Smithy Croft, Dronfield Woodhouse, Dronfield, S18 8YD

Saxton Mee

32 Smithy Croft

Dronfield Woodhouse

Price Guide

£290,000

Guide Price £290,000 - £300,000

A fantastic opportunity to purchase an excellent three bedroomed semi detached house that has been considerably extended at the rear on the ground floor creating a superb family home that is complemented by a good sized rear garden.

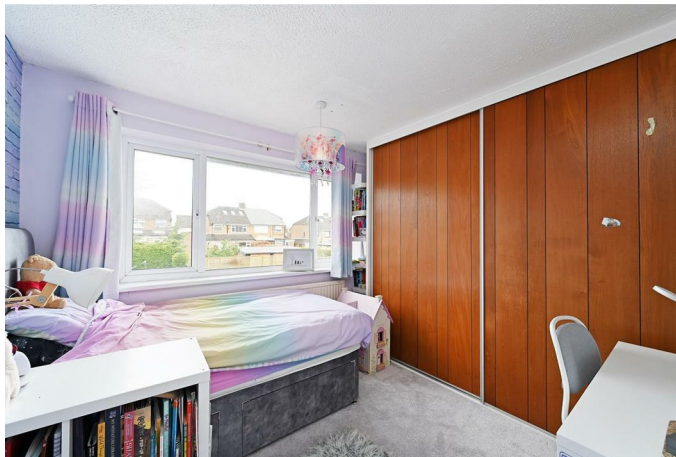
Favourably located on this popular and established road, well placed for the nearby renowned primary schools with a host of local amenities including park, shops, doctors, chemist and regular bus service. The property had a new Ideal combination boiler fitted in July 2022 and some new uPVC double glazed windows fitted in April 2023 with the bathroom refurbished at the end of 2023.

Reception hall with stairs rising to the first floor, good size living room which opens through to the dining room, twin French doors open from here to the family/music room which could be ideal as an office for anyone working from home. The well equipped kitchen (with new oven) benefits from also having been extended at the rear with there now being the addition of a downstairs cloakroom/WC. First floor landing of which opens a large master bedroom with fitted wardrobes, second double bedroom again with built in wardrobes, and room three.

Drive, garage and lovely rear garden extending quite a way in depth with lawn, patio and shed.

- Rear ground floor extension with family room/study
- Large kitchen and downstairs cloakroom/WC
- New gas fired combination boiler in July 2022
- Renovated bathroom in 2023
- Lovely good size rear garden
- Popular residential locality
- Convenient for local amenities and renowned schooling
- Freehold
- Council Tax Band C
- EPC: D



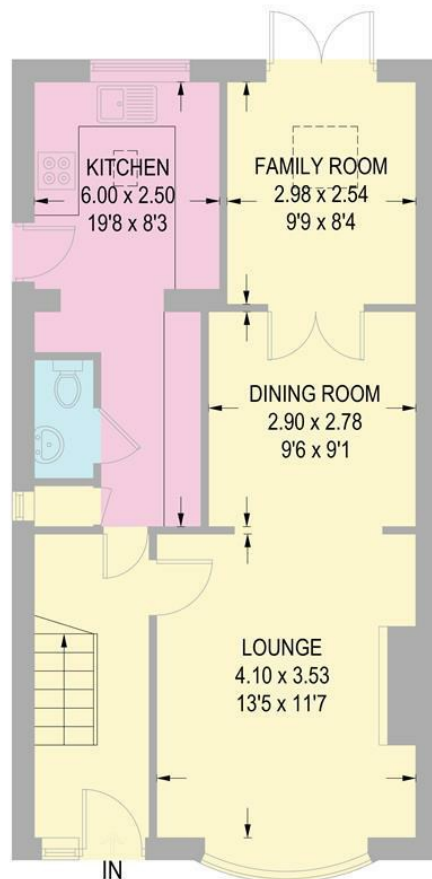


32 SMITHY CROFT

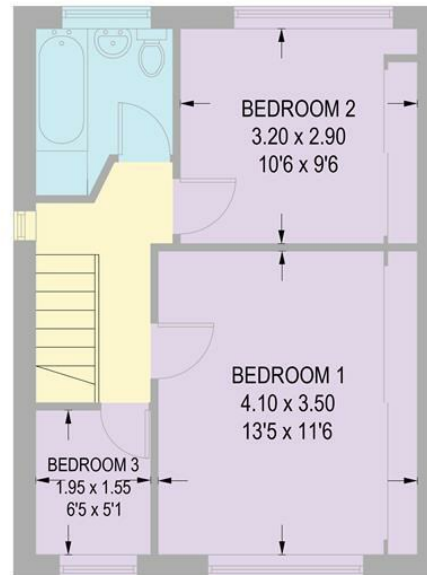
APPROXIMATE GROSS INTERNAL AREA = 93.1 SQ M / 1002.1 SQ FT

GARAGE = 13.3 SQ M / 143.3 SQ FT

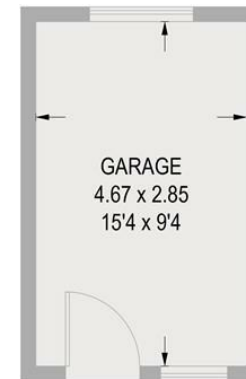
TOTAL = 106.4 SQ M / 1145.4 SQ FT



GROUND FLOOR
55.0 SQ M / 592.3 SQ FT



FIRST FLOOR
38.1 SQ M / 409.8 SQ FT



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.

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.'

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