



4 Grange Avenue, Dronfield Woodhouse, Dronfield, S18 8PH

Saxton Mee

4 Grange Avenue

Dronfield Woodhouse

£269,500

Ideal for a young family, this superb three bed roomed semi detached house is enviably located on a small cul-de-sac within this popular and established residential area being well placed for a host of local amenities in the town.

The nicely presented accommodation offers gas fired central heating, uPVC double glazing and benefits from new front windows around 2024 and briefly comprises: side entrance hall, superb kitchen which was installed again in 2024 with granite work surfaces and integrated appliances, living/dining room, playroom/office, first floor landing, two double bedrooms, single bedroom and bathroom with a three piece white suite and shower over the bath.

Attractive rear garden with patio, lawn and a variety of plants and shrubs. Integral garage.

- Superb three bed roomed semi detached house
- Ideal first time buyer/young family
- Gas central heating and combi boiler
- uPVC double glazing
- New windows to the front around 2024
- Popular locality and cul-de-sac
- Drive, garage and private rear garden
- Superb new kitchen 2 years ago
- EPC:
- Council Tax Band: B Tenure: Freehold







Floor 0



Floor 1



Approximate total area⁽¹⁾

889 ft²

Reduced headroom

11 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

