



24 Chaddesden Close, Dronfield Woodhouse, Dronfield, S18 8QL

Saxton Mee

# 24 Chaddesden Close Dronfield Woodhouse

£415,000

Favourably located on a small cul-de-sac is this superb detached four bedrooomed family home which stands just a short distance from the park, renowned schooling, parks, doctors and pharmacist.

Offered for sale with no upward chain and vacant possession the spacious accommodation is perfect for a family and offers gas central heating and double glazing, briefly comprising: porch , hall, downstairs cloakroom/WC, dining room, large utility,beautifully proportioned living room, fitted kitchen and excellent large side hallway/boot room. First floor landing off which opens three double bedrooms, good size fourth bedroom which is a good size single or small double. Shower room.

Tarmac driveway, car port, private mature rear garden, patio, lawn and herbacious beds.

- Superb detached family home
- Sensibly priced reflecting the need of general updating/modernisation
- Gas central heating and uPVC double glazing
- Re-roofed in 2024
- Mature private garden
- Favored cul-de-sac
- No upward chain
- EPC
- Tenure
- Council Tax Band: E







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

1356 ft<sup>2</sup>

Reduced headroom

25 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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