



10 Sheards Drive, Dronfield Woodhouse, Dronfield, S18 8NF

Saxton Mee



# 10 Sheards Drive

## Dronfield Woodhouse

Price Guide

# £375,000

Guide price £375,000 - £385,000

Offering beautifully proportioned family living is this deceptively spacious four bedroomed detached house which has been considerably extended both to the rear and into the former garage to provide over 1300 sq ft of accommodation.

Conveniently located within this popular and established residential area within the catchment of renowned local schooling and a host of local amenities including local park, shops and bus service.

Offering uPVC double glazing and gas fired central heating via an 'Alpha' combination boiler which was fitted around 2019/2020, the property briefly comprises: entrance porch, downstairs WC, large dining room with feature fireplace, snug/playroom/study (former integral garage), beautifully proportioned lounge, well equipped kitchen. Landing, master bedroom with built in wardrobes and en-suite shower room, two further double bedrooms, large single bedroom/study and family bathroom.

Ample off road parking, lawned rear garden with patio and two useful sheds. There is also an electric car charging point.



- Superbly proportioned family accommodation
- Four double bedrooms and two bathrooms
- Three reception rooms
- Considerably extended
- Well established and popular locality
- Recent gas fired boiler
- Perfect for a large or extended family
- Renowned schooling and nearby park
- Viewing recommended
- Tenure: Freehold - Council Tax Band :D - EPC: D









## 10 SHEARDS DRIVE

APPROXIMATE GROSS INTERNAL AREA = 124.3 SQ M / 1338 SQ FT

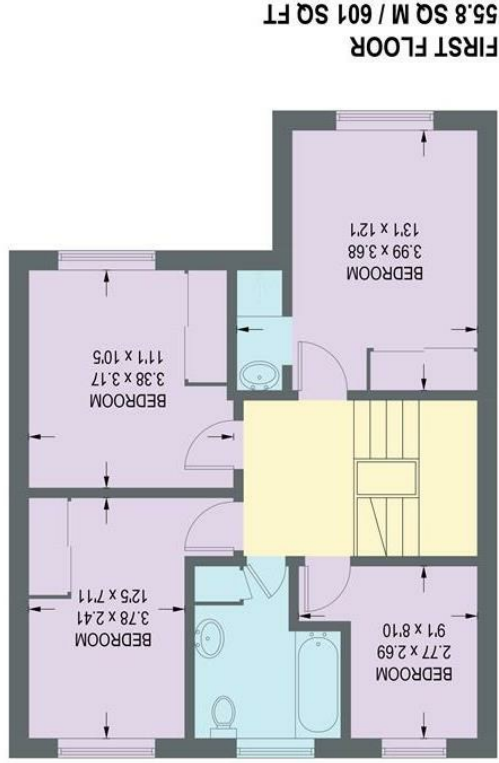
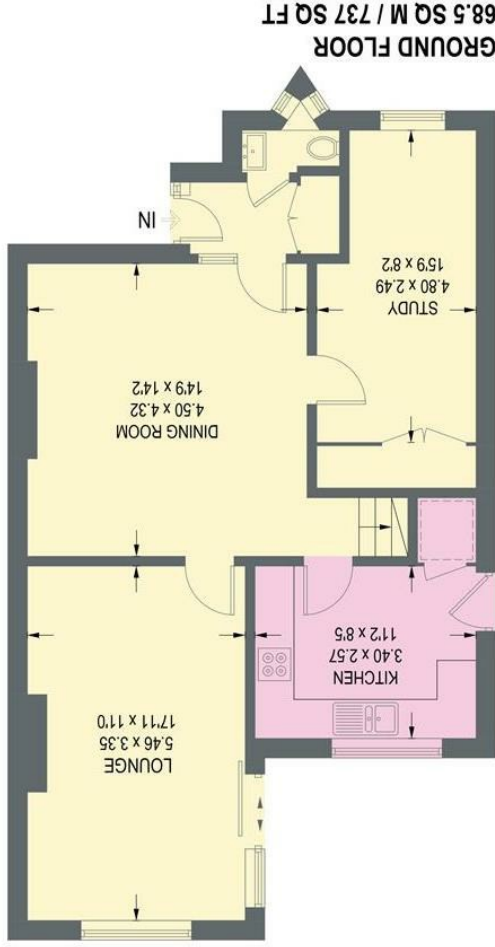


Illustration for identification purposes only.  
measurements are approximate, not to scale.



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