



19 Arundel Close, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8QS

Saxton Mee

# 19 Arundel Close

## Dronfield Woodhouse

Price Guide

# £250,000

**\*\* REDUCED \*\***

Guide Price £250,000 - £260,000

Very realistically priced; this excellent three bedroomed semi detached house occupies a favoured cul-de-sac position within this very popular residential area only a few hundred yards from the local shops, renowned schooling (infants and primary), Sindelfingen Park and regular bus service.

Having gas fired central heating via a combination boiler, double glazing and is an ideal opportunity for a family. Briefly comprising of: entrance porch, entrance hall, lounge/dining room, fitted kitchen. Landing, two double bedrooms, single bedroom and superb bathroom having been refurbished in 2021.

The house benefits from having a newly tarmac drive in the last few years which is gated to the side and affords ample off road parking for up to three cars. Good sized mainly lawned rear garden which would be ideal for young children or pets.

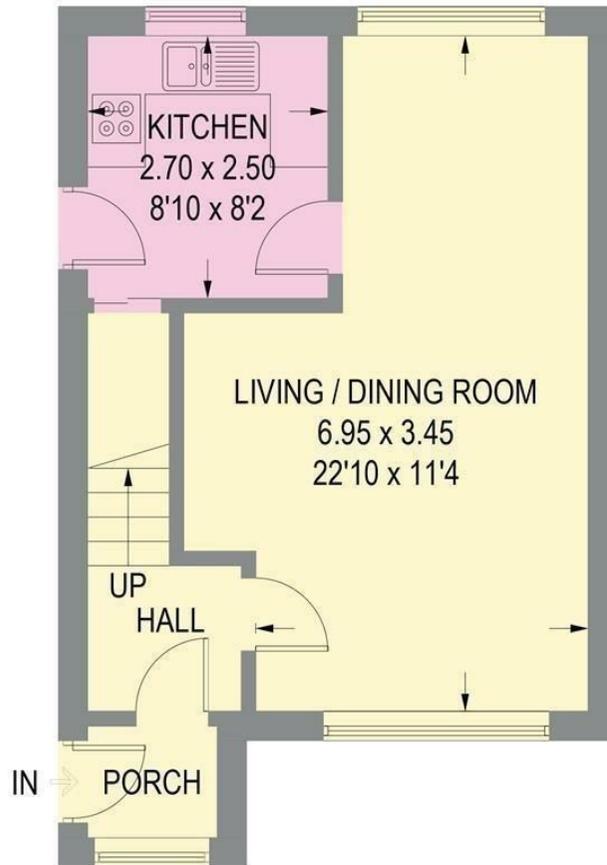
- Three bed semi detached home
- Superb bathroom
- Sought after residential area
- Close to shops and schools
- Enclosed gardens
- Gas central heating and double glazing
- Ideal FTB or young family
- Tenure: Freehold
- EPC: C
- Council Tax Band: B



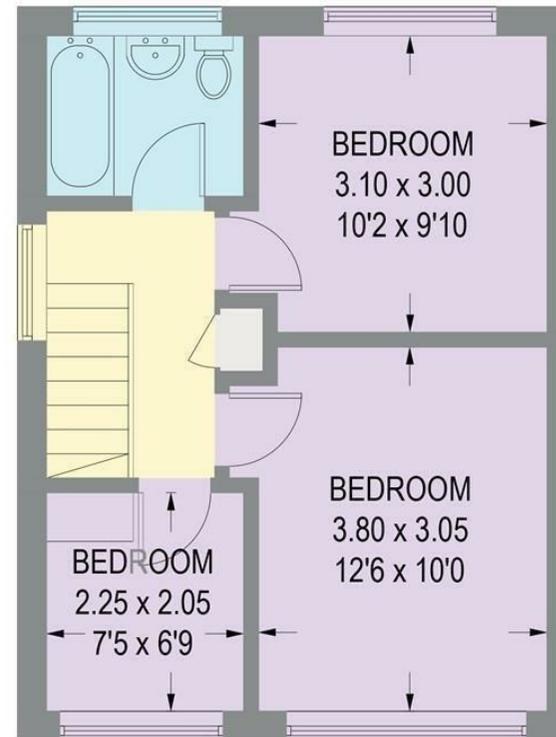


## 19 ARUNDEL CLOSE

APPROXIMATE GROSS INTERNAL AREA = 74.2 SQ M / 798 SQ FT



**GROUND FLOOR = 38.1 SQ M / 410 SQ FT**



**FIRST FLOOR = 36.1 SQ M / 388 SQ FT**

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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