



16 Patterdale Close, Dronfield Woodhouse, Dronfield, S18 8PW

Saxton Mee

# 16 Patterdale Close

## Dronfield Woodhouse

£285,000

A great opportunity for a first time buyer or young family to acquire this nicely presented three bedrooomed semi detached house quietly tucked away in this popular cul-de-sac yet within close range of a host of local amenities including parks, shops and renowned schooling.

Offering gas fired central heating and uPVC double glazing the property briefly comprises: entrance porch, superb dining kitchen which is beautifully equipped with an extensive range of units and integrated appliances along with central island, downstairs cloakroom/WC, living room with French doors and bi-fold doors leading onto the garden. First floor landing off which opens two double bedrooms, single bedroom and superb bathroom with suite in white and shower over the bath.

To the front of the property is a broad parking area, good size enclosed rear garden with artificial grass and paved patio.

- Well presented three bedrooomed semi detached house
- Superb dining kitchen with central island and a range of integrated appliances
- Low maintenance garden with artificial grass
- Superb bathroom with shower over the bath
- Double glazing and central heating
- Ideal for a young family or first time buyers
- Close to renowned Sindelfingen Park, local shops and schools
- EPC: C
- Council Tax Band: C
- Tenure: Freehold







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

795 ft<sup>2</sup>



(1) Excluding balconies and terraces

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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