



107 Stubley Lane, Dronfield Woodhouse, Dronfield, S18 8YL

Saxton Mee

107 Stubley Lane

Dronfield Woodhouse

£600,000

This stylishly presented four bedroomed and three bathroomed detached house was only constructed during relatively recent years and is enviably located set back from the road within easy reach of a comprehensive range of local amenities including reputable schooling, train station, park, shops and regular bus service.

Offered for sale with no upward chain and vacant possession on completion the nicely proportioned accommodation extends to 1509 sq ft and offer uPVC double glazing, intruder alarm and gas fired central heating.

Reception hall, nicely proportioned living room, outstanding dining kitchen/family room, inner lobby with downstairs WC, laundry/utility. First floor landing, master bedroom with en-suite shower room, three further spacious double bedrooms (all with built in wardrobes), shower room and exceptional family bathroom.

Outside: broad resin driveway and integral garage store, large paved entertaining terrace to the rear with steps down onto the lawned garden.



- Stylishly presented throughout
- Four double bedrooms and three bathrooms
- Impressive kitchen along the rear of the property
- Spacious living room
- Large laundry room
- Broad entertaining terrace to the rear
- Superb fitted kitchen
- No upward chain and vacant possession
- EPC: B
- Tenure: Freehold Council Tax Band: E







Floor 0



Floor 1



Approximate total area⁽¹⁾

1509 ft²

Reduced headroom

7 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

