



22 Wentworth Road, Dronfield Woodhouse, Dronfield, S18 8ZU

Saxton Mee

22 Wentworth Road

Dronfield Woodhouse

£320,000

A nicely proportioned three bedroomed and two bathroomed detached house which has had the loft converted into a useful and versatile area which is ideal for occasional purposes.

Perfect for a family with three good size bedrooms and two bathrooms the property stands within easy reach of nearby superb park, renowned schooling, shops, doctors/pharmacist, and regular bus services.

With gas fired central heating and double glazing, the accommodation briefly comprises: entrance hall, downstairs WC, good size living room, separate dining room which opens to the excellent conservatory and fitted kitchen, utility. First floor landing off which opens master bedroom with en-suite shower room and walk-in wardrobe, two further bedrooms and family bathroom. Stairs to the loft space which is ideal for occasional/ hobbies purposes and has been used by the existing vendor as an office area. There is also most useful eaves storage.

Drive, single garage and mainly lawned enclosed rear garden with patio.

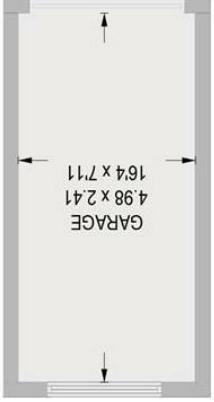
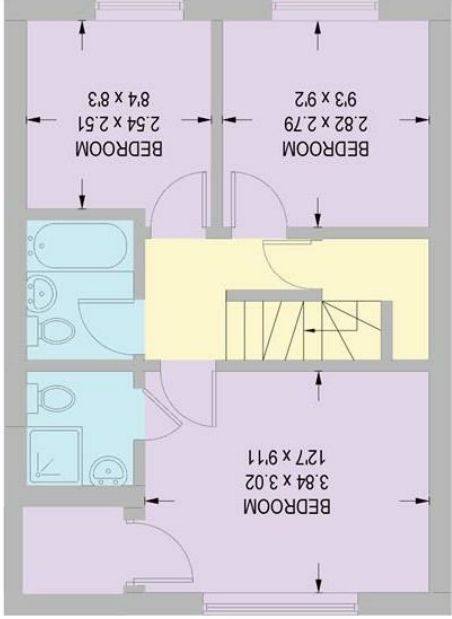
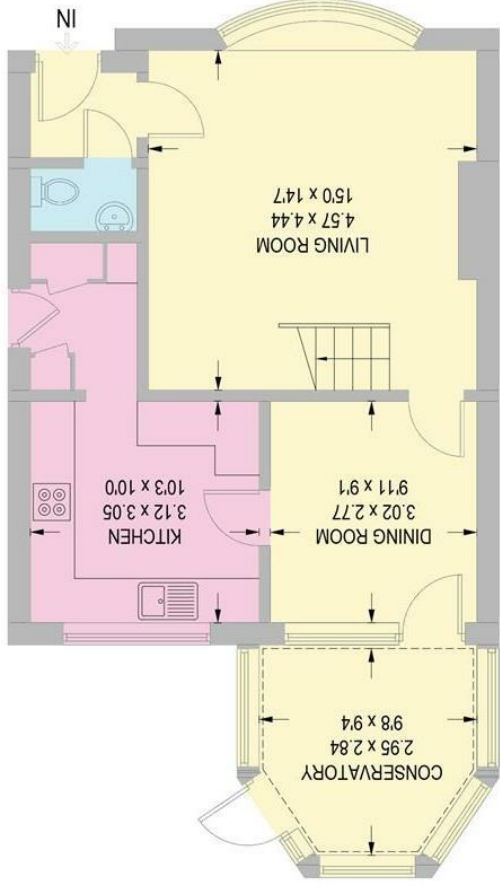


- Excellent family home
- Established and sought after locality
- Superb range of nearby amenities
- Three good size bedrooms and two bathrooms
- Most useful loft space ideal for occasional purposes
- Drive and single garage
- Enclosed easily managed garden
- EPC: D
- Council Tax Band: Tenure:



22 WENTWORTH ROAD

APPROXIMATE GROSS INTERNAL AREA = 109.2 SQ M / 1175 SQ FT
 GARAGE = 12 SQ M / 129 SQ FT
 TOTAL = 121.2 SQ M / 1304 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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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