



101 Longcroft Road, Dronfield Woodhouse, Dronfield, Derbyshire, S18

Saxton Mee

101 Longcroft Road

Dronfield Woodhouse

Guide Price

£360,000

* GUIDE PRICE £360,000 - £365,000 *

A great opportunity to acquire a truly outstanding three bedroomed semi detached house which has been thoughtfully extended creating a superb family home.

Longcroft Road is a highly sought after address with a comprehensive range of amenities nearby including renowned schooling, park, shops doctors and pharmacist. Benefitting from a double story front extension which doubles the size of the single front bedroom, the house which is triple glazed and has gas fired central heating briefly comprises: entrance hall, downstairs cloakroom/WC, spacious living room with attractive feature fireplace, dining room with excellent folding doors opening to the superb sun lounge which is an extension to the original dwelling and has bi-fold doors opening to the south facing rear garden. Well equipped kitchen with integrated appliances and useful understairs pantry/store. First floor landing off which opens double bedrooms one and two both having excellent fitted wardrobes, the third bedroom being considerably extended to the front and would be equally ideal as a home office or for a teenager. Excellent family bathroom which was refurbished several years ago with the bath having a shower above.

Tegular style block paved driveway and forecourt provides ample off road parking and extends to the side of the house to the brick built single garage. The rear garden is ideal for children and pets being set down primarily to lawn with patio and takes full advantage of a favoured southerly aspect.



- Truly outstanding
- Considerably extended family home
- Highly sought after road
- Comprehensive range of local amenities including renowned schooling and park
- Gas central heating and triple glazing
- Double story front extension
- Three good size bedrooms
- Sun room extension with bi-fold doors to the garden
- South facing rear garden - viewing highly recommended
- Council Tax Band C EPC - C Tenure: Freehold





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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