



3 Holmesfield Road, Dronfield Woodhouse, Dronfield, S18 8WS

Saxton Mee

3 Holmesfield Road

Dronfield Woodhouse

Price Guide

£625,000

Guide Price £625,000 - £650,000

This exceptional three bedroomed detached is enviably located on this sought after road standing only a few minutes drive from the Peak District National Peak yet within easy reach of all the amenities Dronfield has to offer including renowned schooling, m train station, supermarkets and sports centre.

Stylishly reimagined the surprisingly spacious accommodation which extends to 1760 sq ft has been sensibly refurbished and re-designed to offer gas fired central heating via a new combination boiler, uPVC double glazed windows of which several have been replaced, re-plastering, updated wiring, re-decorated, new floor covering and with new kitchen and bathroom fittings.

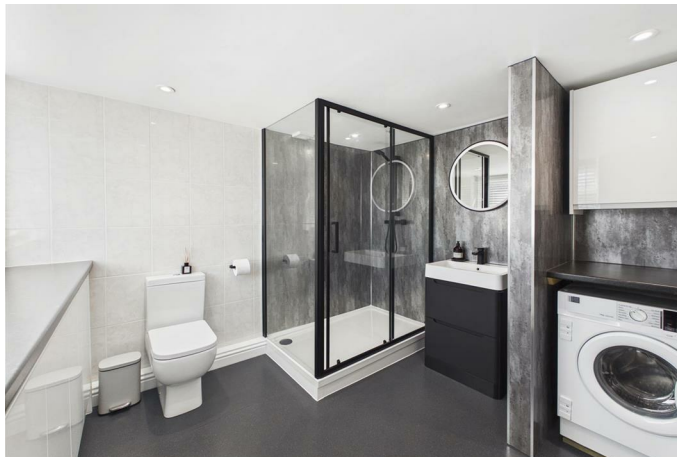
Equally ideal for a family or couple the property briefly comprises: canopied recessed entrance porch, reception hall, bay windowed living room being nicely proportioned, impressive new breakfast kitchen with quartz working surfaces and integrated appliances, sun room. Two double bedrooms (both with fitted wardrobes), one having a superb large en-suite with walk in shower which doubles and a utility. Good size third bedroom and family/guest bathroom.

Broad limestone gravelled driveway provides ample off road parking and access to the attached single garage. The large private mainly lawned garden takes full advantage of a south easterly aspect and has paved patio. There is a large studio/workshop which could be ideal for a number of uses including anyone working from home.



- Three bedroomed and two bathroomed detached bungalow
- Stylishly refurbished
- Sought after location
- Superb new open plan dining kitchen
- Large private rear garden with very good size workshop/studio
- Fringe of the town close to the Peak Park
- New gas fired central heating boiler
- Viewing strongly recommended
- EPC
- Tenure: Freehold Council Tax Band: D







Approximate total area⁽¹⁾
1760 ft²

(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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