



13 Birchen Close
Dronfield Woodhouse
Dronfield
S18 8ZD





13 Birchen Close,
Dronfield Woodhouse, Dronfield S18 8ZD

Stylishly extended; this beautifully proportioned four bedroomed and three bathroomed house is ideal for a large or extended family. Enviably located standing towards the head of a small cup-de-sac close to a range of local amenities only a few hundred meters away which includes renowned schooling, shops, doctors, cafe, and Sindelfingen park and offering highly flexible and versatile accommodation and has been extensively modernised during recent years.

Reception hall, beautifully proportioned 'L' shaped living area which could easily be sub divided if so desired and includes sliding patio doors and media wall, truly impressive large dining kitchen having an extensive range of units together with French and bi-fold doors to the entertaining room which is a recent addition again during recent years. Downstairs WC, utility, large boot/cloakroom. First floor landing with master suite having dressing area with fitted wardrobes to one wall, large bedroom and luxurious en-suite shower room with Japanese style toilet and underfloor heating, double bedroom two with open fronted wardrobes and superb refurbished en-suite shower room again with Japanese style toilet, double bedroom three with built in wardrobing and good size fourth bedroom, superb shower room.

Broad resin driveway with ample parking for numerous cars. Outstanding private south facing enclosed rear garden being superb for entertaining with terrace having pergola, artificial grass and useful timber garden shed.

- Stunning four bedroomed and three bathroomed detached home
- Small cut-de-sac position close to excellent range of amenities
- Stylish dining kitchen
- Large master bedroom with fitted dressing area and shower room
- Broad resin driveway
- Ideal for a large/blended family with nearly 2000 sq ft of accommodation
- Impressive open plan living
- Outstanding private south facing rear garden/entertaining area
- Boot/cloakroom, downstairs WC and utility
- Council Tax Band: E Tenure. Leasehold EPC:











Floor 0



Floor 1

Approximate total area⁽¹⁾

1948 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.

GIRAFFE360

