

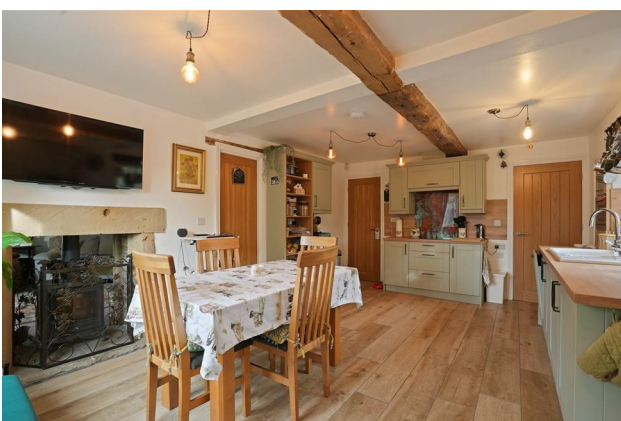
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Nether Birchitt Farm Cottage Sheffield Road, Dronfield, S18 2GD

£500,000

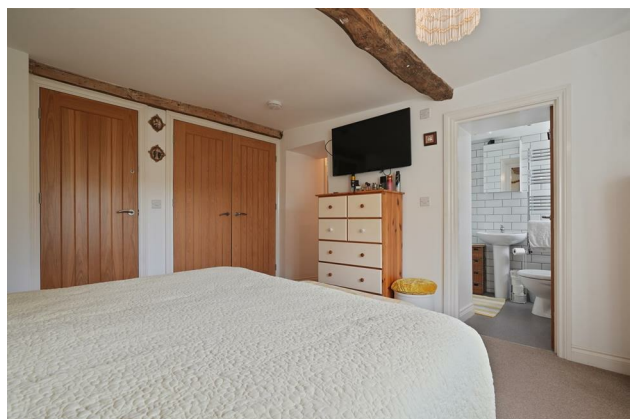
Property Images



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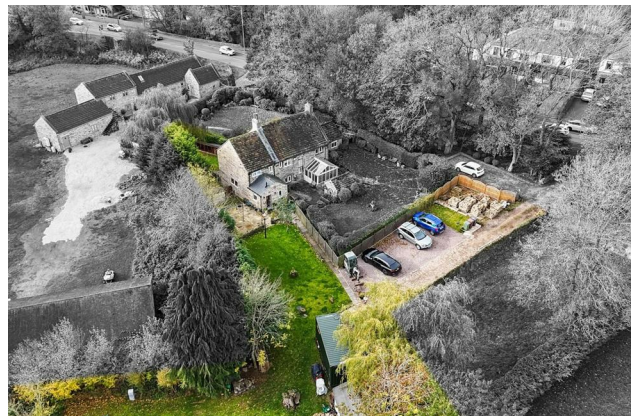
Property Images



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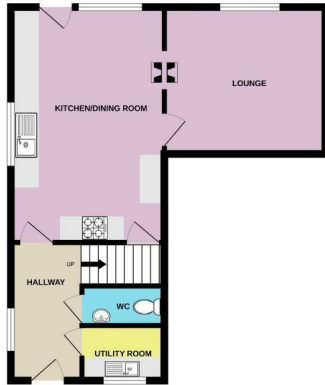
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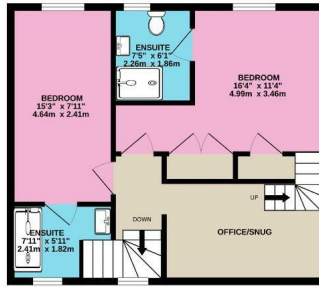
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GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.6 sq.m.) approx.



2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



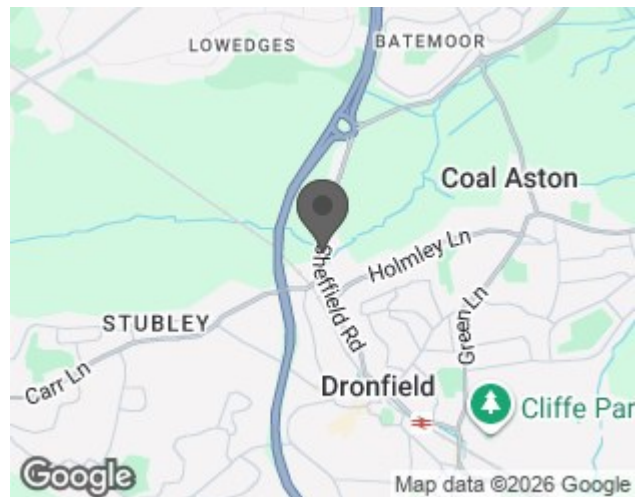
TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House Beds: 3 Bathrooms: 3 Receptions: 1 Tenure: Freehold

Summary

Nestled in the picturesque setting of Nether Birchitt Farm Cottage on Sheffield Road, Dronfield, this charming house offers a perfect blend of modern living and serene countryside. With open plan living this property is ideal for both entertaining guests and enjoying quiet family time.

The heart of the home is a modern fitted kitchen, complete with underfloor heating, ensuring warmth and comfort during the colder months. The kitchen seamlessly flows into a welcoming living room, which features a dual-facing stove that provides a cosy atmosphere throughout the property. Additionally, a convenient utility room and a ground floor cloakroom enhance the practicality of this delightful home.

The first floor boasts a well-designed landing leading to the primary bedroom, which enjoys the luxury of an ensuite shower room. Bedroom two also features its own ensuite, while an inner landing currently serves as a functional home office space. Ascending to the second floor, you will find a landing with loft storage, a third bedroom, and a separate shower room, providing ample accommodation for family or guests.

Externally, the property is set within an impressive 0.65 acres of land, offering both front and rear gardens, as well as a dedicated green space for outdoor activities. The property also benefits from off-road parking for up to five vehicles, ensuring convenience for residents and visitors alike.

This exceptional home combines modern amenities with the charm of rural living, making it a perfect choice for those seeking a peaceful yet accessible lifestyle. Don't miss the opportunity to make this stunning property your own.

Features

- Three Bedrooms • Three Bathrooms • Beautifully modernised throughout • Cellar in the Basement • Front and Rear Gardens Set within 0.65 Acres of Land • Off Road Parking for 5 cars • Grade II listed • Energy Performance Rating C