

Marketing Preview



130 Stonelow Road, Dronfield, S18 2EP

£290,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £290,000 - £300,000**** A unique opportunity to purchase this stunning and extended three bedroom semi-detached property situated on a large plot in a highly sought after area. Benefiting from stylish kitchen and bathroom, and large conservatory with solid roof. Also having ample off road parking and low maintenance well maintained garden. With fantastic road links to Sheffield, Chesterfield and the Peak District! This property would make the ideal family home!

SUMMARY

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PORCH

Enter through composite door into useful porch with mosaic effect flooring and ceiling light. Door to hallway.

HALLWAY

Enter into welcoming hallway with feature wallpapered wall and newly fitted laminate flooring. Ceiling light, radiator and window. Stair rise to first floor landing and doors to under stairs storage cupboard, lounge and kitchen/diner.

LOUNGE 12'2" x 12'9"

A good sized lounge with two feature wallpapered walls, carpet flooring and fireplace hole in the wall. Ceiling light, radiator and TV point. Large window to the front.

KITCHEN/DINER 18'10" x 9'1"

A stylish kitchen/diner fitted with ample modern wall and base units, worktops and tiled splash backs. Stainless steel sink with drainer and hose mixer tap. Double oven, hob and extractor fan. Under counter space for washing machine. Spot lighting, radiator and window. Double doors to conservatory, two storage cupboards and UPVC side door.

CONSERVATORY 17'8" x 12'5"

A larger than average conservatory with solid roof, neutral decor and laminate flooring. Spot lighting, radiator making it usable all year round and TV point. Double doors to garden.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, window and access to boarded loft with fixed loft ladder and lighting. Doors to three bedrooms, bathroom and airing cupboard.

BEDROOM ONE 9'8" x 12'9"

A generous sized double bedroom with feature wallpapered walls and carpet flooring. Ceiling light, radiator, TV point and window to the front.

BEDROOM TWO 10'8" x 12'2"

A second double bedroom with feature wallpapered wall and carpet flooring. Ceiling light, radiator and window to the rear with fantastic open views.

BEDROOM THREE 8'6" x 7'10"

A third single bedroom currently used as a dressing room with feature wallpapered wall and carpet flooring. Ceiling light, radiator and window to the front.

BATHROOM 8'0" x 5'4"

A stylish bathroom comprising of L shaped bath with over head and hand held shower, vanity unit with wash basin and back to the wall WC. Spot lighting, chrome ladder style radiator and obscure glass window. Tiled flooring and acrylic sheeting too walls.

OUTSIDE

To the front of the property is a brick paved driveway providing ample off road parking, pebbled boarder, fencing and tall conifers. Wrought iron gates to side and rear. To the rear of the property is a patio with summer house with power and lighting. Large lawn with pebbled boarder and composite decking. Fencing and tall hedges creating privacy. External tap on outside wall, external plug socket on extension wall and external power to decking area.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- FUSE BOARD WAS UPGRADED WITH WIRING CHECKED IN 2020
- BURGLAR ALARM FITTED
- COUNCIL TAX BAND B

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
England & Wales	EU Directive 2002/91/EC	

