

Marketing Preview



119 Stubley Lane, Dronfield Woodhouse, Dronfield, S18 8YL

£240,000

Bedrooms 2, Bathrooms 2, Reception Rooms 1



**** GUIDE PRICE £240,000 - £250,000**** A unique opportunity to purchase this ready to move into two double bedroom semi-detached property situated on a larger than average plot in a sought after area. Having downstairs WC and master bedroom with shower room. Also offering ample to off road parking, detached garage and extensive rear garden. Close to great local amenities and good road links to the peak district.

SUMMARY

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HALLWAY

Enter through UPVC door into hallway with tiled flooring, ceiling light and radiator. Stair rise to first floor landing and door to lounge.

LOUNGE 11'0" x 13'10"

A bright and airy lounge with neutral decor and carpet flooring. Ceiling light, radiator and window to the front. Fireplace and TV point. Door to kitchen.

KITCHEN 11'9" x 9'8"

Fitted with ample wall and base units, contrasting worktops and stainless steel splash backs. Stainless steels sink with drainer. Double oven, hob and extractor fan. Under counter space for washing machine, tumble dryer, fridge and freezer. Ceiling light, radiator and window. Laminate flooring, UPVC door to rear garden and door to side lobby.

SIDE LOBBY

With carpet flooring and ceiling light. Doors to downstairs WC, storage cupboard and UPVC door to outside.

DOWNSTAIRS WC 5'9" x 3'1"

With low flush WC and pedestal sink. Ceiling light, radiator and tiled flooring. Cupboard housing boiler.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, radiator and window. Doors to two bedrooms, bathroom and access to loft.

BEDROOM ONE 13'11" x 10'2"

A larger than average double bedroom with wallpapered walls, carpet flooring and built in wardrobe. Ceiling light, radiator and window to the front. Door to shower room.

SHOWER ROOM 2'9" x 5'6"

A modern shower room comprising of shower cubicle with overhead shower, electric heater and extractor fan. Ceiling light, vinyl flooring and part tiled walls.

BEDROOM TWO 8'7" x 9'10"

A second double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the rear.

BATHROOM 6'2" x 6'6"

Comprising of bath with overhead shower, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

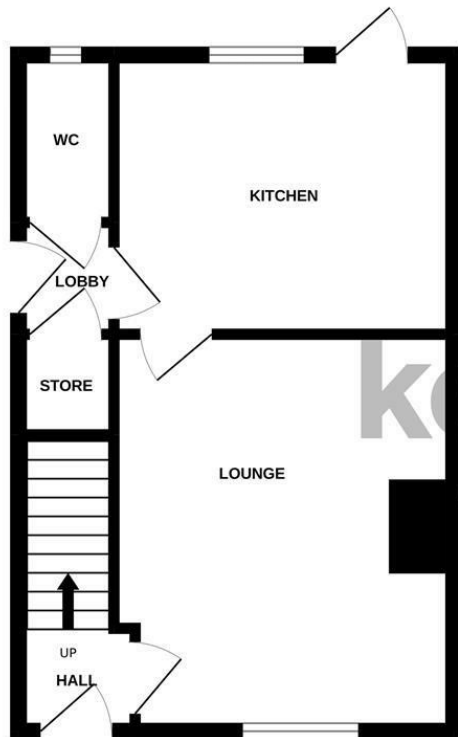
Situated on a larger than average plot to the front of the property is feature flower beds and pebbled driveway on your boundary.

To the rear of the property is an enclosed garden with patio area creating further off road parking, lawn and pond. Shrubbery, trees and greenhouse. Access to detached garage with power and lighting.

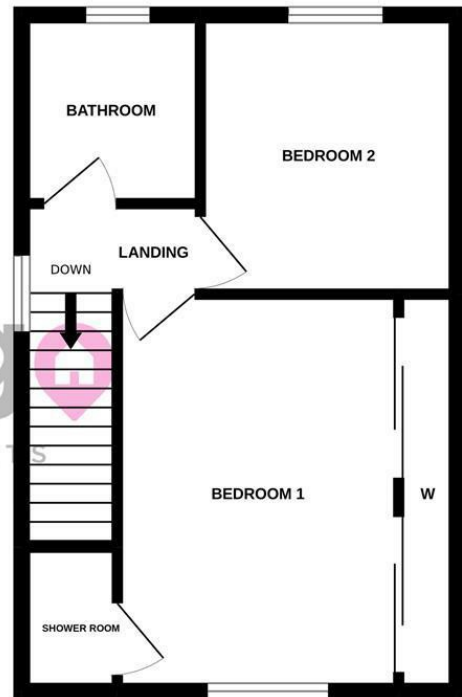
PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER FITTED JAN 2020
- REWIRED 2008
- FULLY UPVC DOUBLE GLAZED
- COUNCIL TAX BAND B

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>