

## Marketing Preview



**2 West Street, Dronfield, S18 1PJ**

**£550,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 2**



A VIEWING IS A MUST TO APPRECIATE! This stunning three-bedroom cottage is beautifully presented throughout, fully refurbished by the current owners and situated in a popular location close to local amenities and countryside walks. Offering ample reception space, a modern kitchen/diner, utility room and a downstairs WC, the property is ideal for family living. The home also benefits from a master bedroom with an en-suite and walk-in wardrobe, off-road parking, and an enclosed rear garden. Well positioned for excellent road links to Sheffield and the Peak District, this makes a perfect family home.

## SUMMARY

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Entrance is via a welcoming hallway, fitted with coat hooks, the stair rise to the first floor and doors leading to the lounge and kitchen/diner. The lounge is generously sized and features a fireplace with log burner, along with double doors opening to the rear. The kitchen/diner is fitted with ample wall and base units, a breakfast bar with ceramic hob and contemporary downdraft extractor fan, double oven, built-in microwave, integrated dishwasher, double wine fridge, and fridge/freezer. The space opens into a cosy sitting area featuring a further fireplace with log burner. A door leads to the downstairs WC, fitted with a wash basin and WC, while a further door from the kitchen provides access to the cellar head.

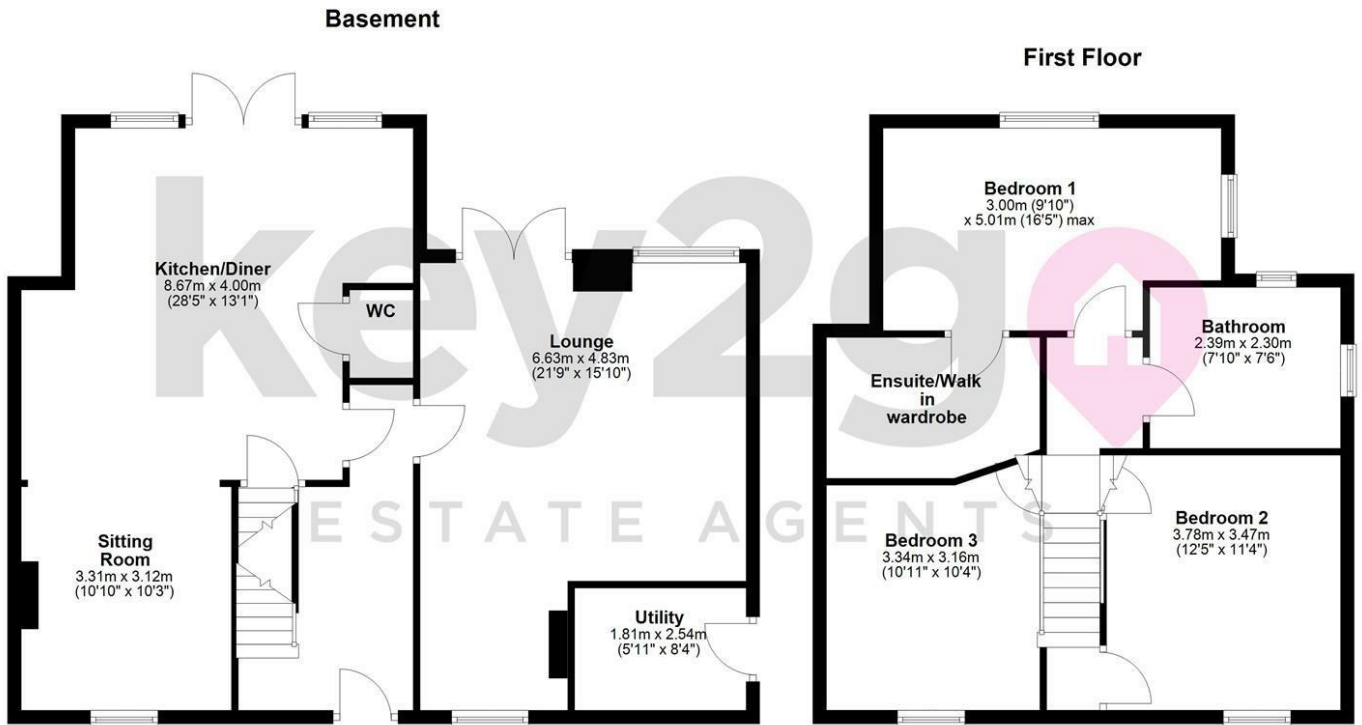
Stairs rise to the first floor landing, with doors leading to the three bedrooms and family bathroom. Bedroom one is a spacious double bedroom with a large rear-facing window and an additional side window. A door leads to the en-suite/walk-in wardrobe, fitted with a walk-in shower cubicle, floating wash basin, floating WC, railings, and shelving. Bedroom two is a double bedroom with a window to the front and an over-stairs storage cupboard currently used as a wardrobe area. Bedroom three is a further double bedroom with a window to the front. The family bathroom is a stunning and generously sized room, featuring a walk-in shower cubicle, bath, wash basin, WC, two windows, and a feature stone wall.

To the front of the property are double gates opening onto a pebbled stone driveway, providing ample off-road parking. A door leads to the utility room, which offers space for a washing machine and tumble dryer. A large shed is positioned at the top of the driveway, providing excellent storage space. The rear garden is open from the driveway and features a large lawned area, patio seating area, and a pebbled section with built-in seating. There is also a wooden pergola, currently housing a hot tub.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Total area: approx. 138.6 sq. metres (1491.7 sq. feet)

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

