



Ashford Road, Dronfield S18 8RT

£825 Per Calendar Month

Available early September is this beautifully presented family home excellently located for good local amenities, schools and within walking distance of Sindelfingen Park. In brief the property comprises: entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms, family bathroom and gardens. The property also offers good transport links to Sheffield, Chesterfield, the motorway network and Dronfield railway station. Only on an internal inspection can the property be fully appreciated. No Pets.



Entrance Hall

Entrance via UPVC door decoratively glazed with stained, obscured and leaded glass into carpeted hall. Having useful under stairs storage, gas central heating radiator and stairs rising to the first floor landing.

Living Room

Large living space having carpeted flooring, gas central heating radiator and double glazed sliding door to the conservatory.

Dining Room

Bright and elegant dining space with a large front facing UPVC double glazed window. Having gas central heating radiator and carpeted flooring.

Kitchen

Practical kitchen space displaying a good range of wall and base units. Having wooden fronted cabinets with contrasting counter top, tiled splash backs, one and a half bowl sink with drainer and mixer tap, double range oven, cushioned flooring and benefiting from a rear facing UPVC double glazed window. Also includes a freestanding fridge/freezer and washing machine.

Conservatory

Spacious and open conservatory made bright and airy by virtue of the multi-aspect UPVC double glazed window units. Having UPVC double glazed doors opening onto the garden, single UPVC double glazed door to the side and neutral coloured tiled flooring. Also including a double sofa.

Landing

Carpeted landing having side facing UPVC double glazed window, an airing cupboard providing useful additional storage and access to the loft via ceiling hatch.

Master Bedroom

Good sized double bedroom with large rear facing UPVC double glazed window overlooking the gardens. Having carpeted flooring, gas central heating radiator, and including three piece matching set of mirrored drawers and wardrobes.

Bedroom Two

Front facing double bedroom having UPVC double glazed window unit, carpeted flooring and gas central heating radiator.

Bedroom Three

Well appointed bedroom/study having carpeted flooring, gas central heating radiator and rear facing UPVC double glazed window overlooking the gardens

Bathroom

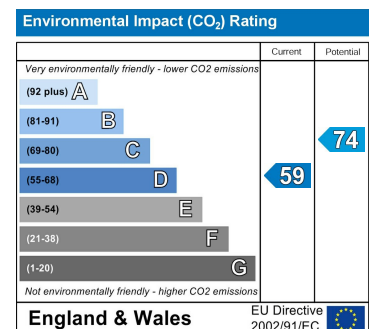
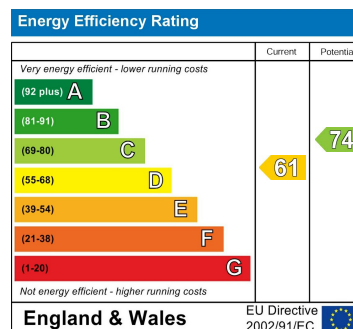
Wonderfully appointed, high specification bathroom with tiled splash backs and tiled flooring. Having low flush WC, vanity sink with waterfall mixer tap, P-Shaped bath with thermostatic shower over, chrome heated towel rail and front facing obscured UPVC double glazed window.

Garage

Detached garage providing useful storage space. Also having side facing UPVC door to the rear garden.

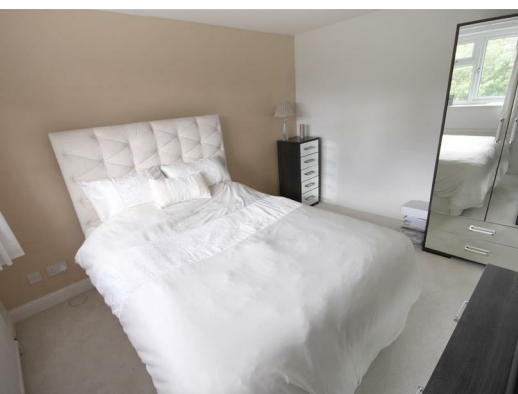
Outside

The property benefits from a good sized rear garden with laid to lawn area and border planters having mature plants. The front of the property enjoys a slightly sloping lawn and a paved driveway to the detached garage.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



sales • letting • property management



Website: www.skestateagents.co.uk Email: info@skestateagents.co.uk
Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730
Company No: 08028567