

Dronfield

Vale



Now available on the local market is Dronfield, a deceptively spacious family home with versatile potential, ideal for use as a private residence, staff accommodation, or a lodging house. Conveniently located near the Bridge and all its amenities, Dronfield occupies a generous plot that includes ample parking to both the front and rear of the property. Boasting up to six double bedrooms and expansive living areas, which offers impressive flexibility for a variety of uses, subject to the relevant permissions. While the property has had works done to it including a new roof, it also presents a wonderful opportunity for new owners to put their own stamp on it. To the rear, a sunny south-facing garden and patio area provide an excellent space for entertaining. Despite its central location, the garden enjoys a surprising level of privacy thanks to the non-residential nature of the surrounding buildings. In short, this is a fantastic opportunity, offering space, potential, and location in equal measure. Early viewing is highly recommended.

- ✓ 6 Bedrooms
- ✓ Guide Price
- ✓ Separate WC
- ✓ Nearby Local Amenities
- ✓ Parking For Up To 6 Vehicles Perfect For Staff Accommodation
- ✓ TRP 290
- ✓ 2 Bathrooms
- ✓ Large Home
- ✓ Scope To Extend
- ✓ Flexible Living
- ✓ Up To 6 Bedrooms
- ✓ LR3297

## Accommodation

### Ground floor

#### Entrance hall

17' 5" x 6' 3" (5.31m x 1.91m)

#### Living room

25' 0" x 13' 2" (7.62m x 4.01m)

#### Dining room / Bedroom 6

13' 0" x 11' 0" (3.96m x 3.35m)

#### Kitchen / Breakfast

Appliances include 4 ring electric hob, single oven & Zanussi freezer.

14' 0" x 12' 5" (4.27m x 3.78m)

#### Sun room

11' 0" x 8' 5" (3.35m x 2.57m)

#### Utility room

8' 0" x 8' 0" (2.44m x 2.44m)

#### W / C

7' 0" x 4' 0" (2.13m x 1.22m)

### First floor

#### Landing

14' 6" x 6' 4" (4.42m x 1.93m)

#### Shower room

8' 0" x 6' 0" (2.44m x 1.83m)

#### Bedroom 1

Fitted wardrobes.

13' 5" x 12' 5" (4.09m x 3.78m)

#### Bedroom 2

Fitted Wardrobes.

13' 0" x 12' 0" (3.96m x 3.66m)



**Bedroom 3**

12' 0" x 12' 0" (3.66m x 3.66m)

**Second floor**

**Bedroom 4**

16' 1" x 14' 1" (4.90m x 4.29m)

**Bedroom 5**

12' 0" x 12' 0" (3.66m x 3.66m)

**Bathroom**

8' 0" x 6' 0" (2.44m x 1.83m)

**Services**

Mains water, electrics and drainage. Electric central heating, new boiler within the last year.

**Price includes**

Floor coverings, curtains/blinds, appliances and light fittings.

**Possession**

By arrangement.

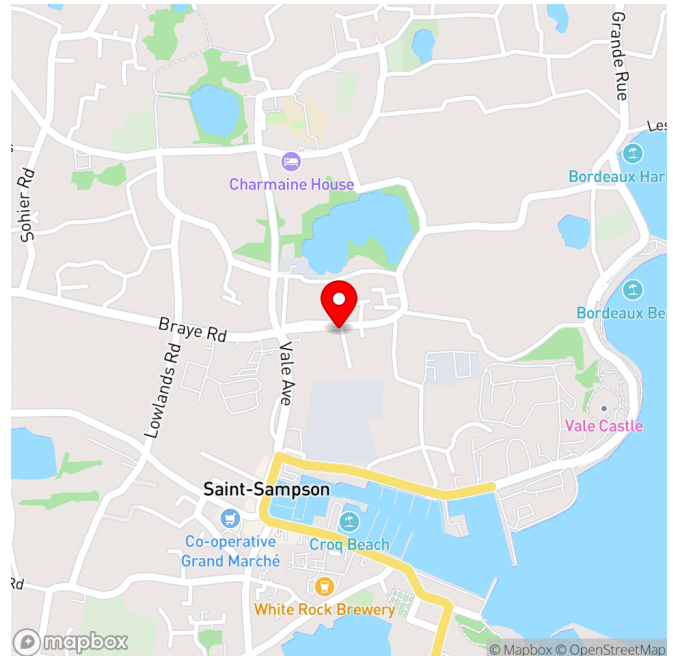
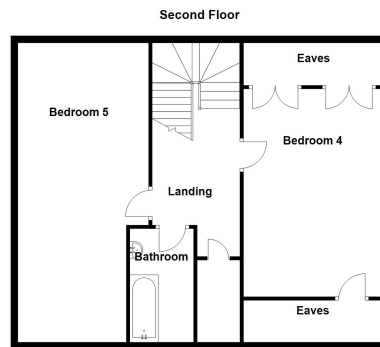
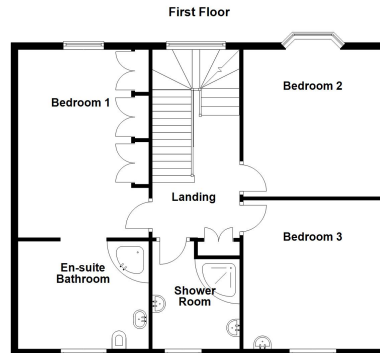
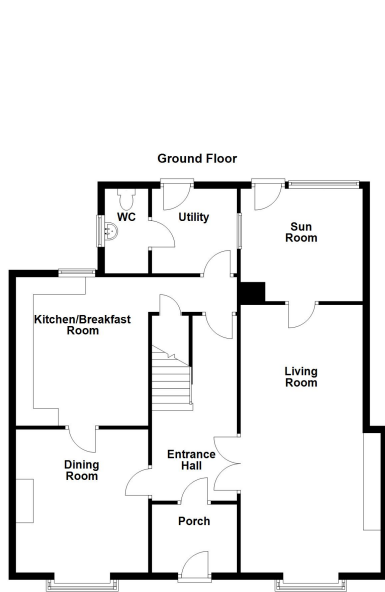
**Viewing**

Strictly by appointment.

**Please note**

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