

£800,000





### Features

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

### Summary of Property

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.

## Room Descriptions

### 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

14' 0" x 12' 5" (4.27m x 3.78m) Appliances include 4 ring electric hob, single oven & Zanussi freezer.

#### 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

13' 5" x 12' 5" (4.09m x 3.78m) Fitted wardrobes.

#### Bedroom 2

13' 0" x 12' 0" (3.96m x 3.66m) Fitted Wardrobes.

#### 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)



## Material Information

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

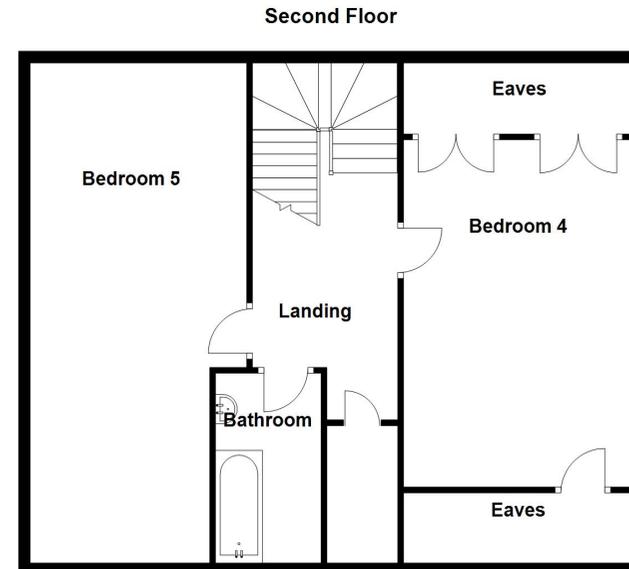
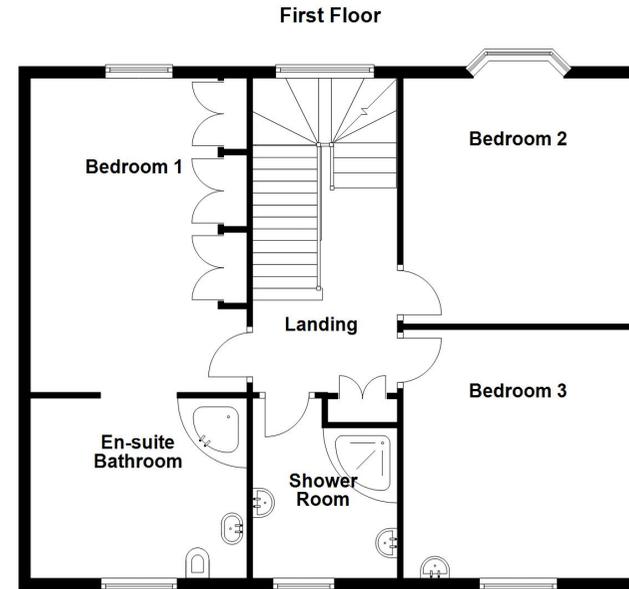
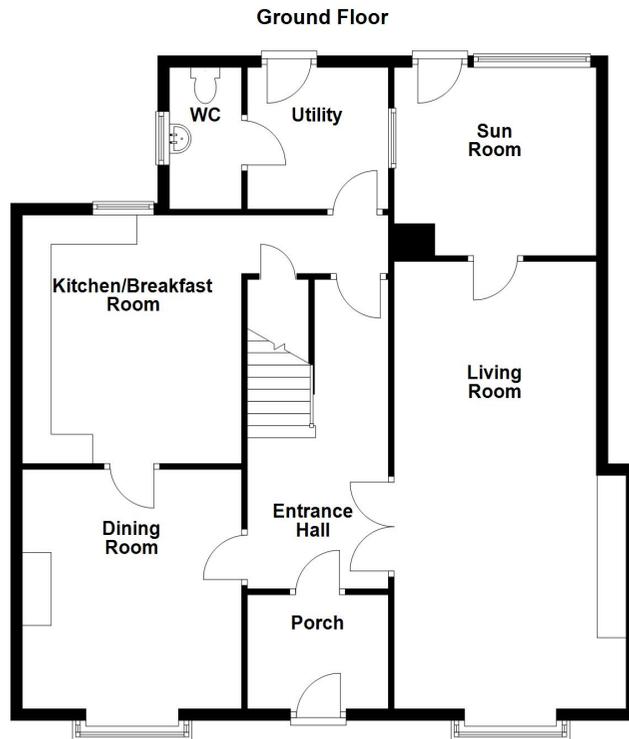
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



# Floorplan



## PLEASE NOTE:

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