



**Caldey Road, Dronfield S18 1RS**

**welcome to**

## **Caldey Road, Dronfield**

A stunning five bed family home benefitting from three reception rooms, a well appointed kitchen and bathroom and ground floor WC. The property features ample off-street parking, garage and mature rear garden.

### **Entrance Porch**

Exterior entrance porch, providing somewhere to remove and store coats and shoes. With door to:

### **Entrance Hall**

The inviting entrance hall welcomes you to the home beyond. With carpeted stairs to the first floor, with handy storage cupboard beneath, radiator and doors to:

### **Living Room**

The living room feels bright and inviting, with a large double glazed bay window to the front elevation bringing natural light into the space. A feature fireplace gives the room a focal point and cosy feel on a winter's evening. With radiator and door to:

### **Dining Room**

Formal dining space with ample room for a dining suite and free-standing furnishings to taste. With double glazed French doors to the garden.

### **Kitchen/Diner**

The heart of the home! The beautifully appointed kitchen/diner is the perfect hub for busy family life and would make an excellent space for entertaining. The kitchen itself is well-stocked with a selection of wall, base and drawer units, providing ample storage. The cabinetry is complimented by expanses of white granite effect worktops, which incorporate a stainless steel sink and drainer unit set beneath one of two double glazed windows giving a pleasant outlook over the gardens. The kitchen benefits from an integral electric oven with halogen hob and extractor fan over. Space is provided for a free-standing washing machine and fridge/freezer. Space is provided for a dining suite in the centre of the room. With radiator, double glazed door to the

garden and door to:

### **W.C.**

A must have in a modern home - Fitted with low level WC and hand wash basin

### **Snug**

This additional reception space would lend itself to a range of uses. Currently set up as a music room, this space would make an excellent play room or home office as desired. With radiator and double glazed window to the front elevation.

### **First Floor Landing**

Carpeted stairs ascend to a central landing area with built in linen cupboard, loft access and doors to:

### **Bedroom One**

A spacious double bedroom fitted with a compliment of wardrobes providing ample storage. With radiator and double glazed window to the front elevation.

### **Bedroom Two**

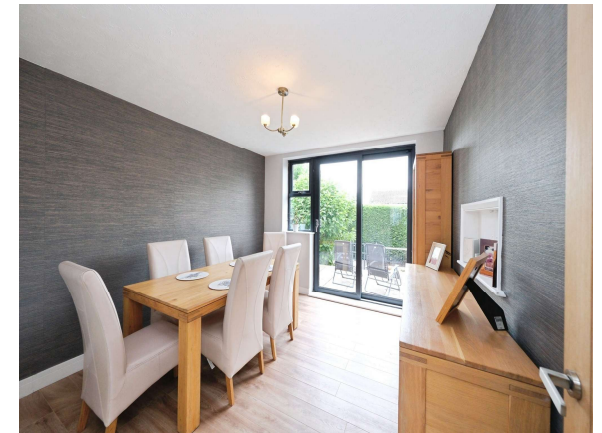
A second comfortable double, also featuring fitted wardrobes. With radiator and double glazed window to the rear

### **Bedroom Three**

A third double bedroom, ideal for visiting guests. With radiator and double glazed window to the front elevation.

### **Bedroom Four**

Currently utilised as a spacious home office, this room could make a generous child's bedroom or dressing room. With radiator and double glazed window to the rear.





### **Bedroom Five**

Single bedroom, ideal for use as a nursery or dressing room. With radiator and double glazed window to the front elevation.

### **Bathroom**

The stylish bathroom is fitted with a modern white suite comprising panel bath with shower over, pedestal hand-wash basin and low level WC. The bathroom is decorated in neutral tones and features fully tiled walls, heated chrome towel rail and two frosted double glazed windows to the rear.

### **Garage**

The property benefits from an attached garage, providing additional parking or storage as required, With manual up and over door.

### **Outside**

The property sits back from the road at the head of a mature lawn flanked by mature shrubs giving the property real curb appeal. A generous driveway leads in turn to the garage, providing ample storage. To the rear, the property benefits from a mature garden with patio area for entertaining, established lawn and raised deck, perfect for summer BBQs.

### **Agents Note - Aml Fee**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Caldey Road, Dronfield

- \*\*Council Tax Band E\*\*
- Stunning 5 Bedroom Home
- Three Reception Room
- Ample Parking
- Garage

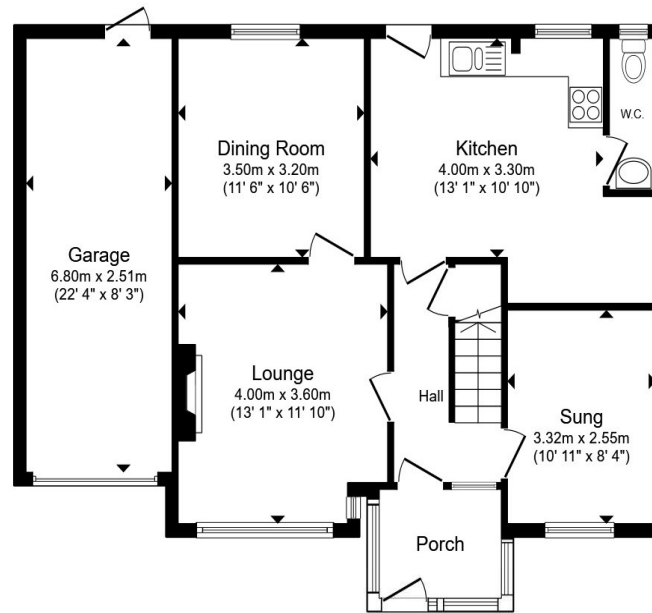
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

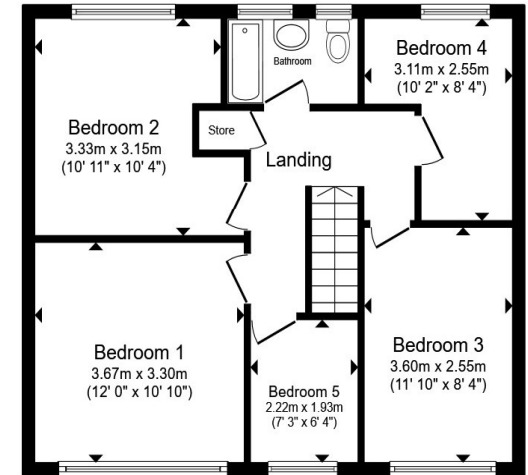
Ground Rent: 75.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £425,000



Ground Floor



First Floor

Total floor area 135.4 m<sup>2</sup> (1,458 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
CSF105367 - 0004

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