







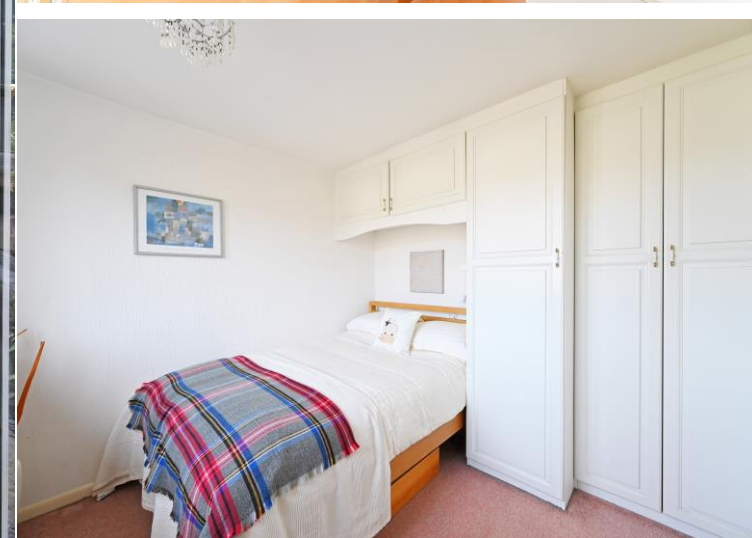
66 Ashford Road

Dronfield Woodhouse • Derbyshire • S18 8RT

Guide Price £245,000 - £260,000

An extended 3 bedroom semi-detached house ideally located for the local park, shops, schools, and amenities. Accommodation on two floors with a ground floor side extension, a porch, and a conservatory. Benefits from gas central heating run off a combination boiler and double glazing. Driveway for three vehicles. South-east facing enclosed rear garden. Freehold. No chain. On the ground floor, a front door opens into an entrance porch with uPVC double glazed windows (blinds included), a tiled effect floor, and a further double-glazed door into the reception hall. The latter has neutral coloured walls, a laminate floor, and a useful cupboard beneath the stairs. The through-lounge and dining room is pleasantly presented, creating a homely feel, with period features and a focal polished fireplace, with an electric fire and lighting. French doors lead into a conservatory, constructed with uPVC double glazing, including the roof, with further doors onto the garden. Inside, the conservatory is well-presented, catches the morning sun, and has an electric heater. The kitchen houses a range of Shaker style units with granite effect worktops, splash-back tiling, and a contemporary floor finish. Included within the sale is a new single oven, a new microwave oven, hob with an extractor above, along with a slimline dishwasher, and a fridge. All the appliances are integrated. A rear window overlooks the garden, and a side door leads into an extension which the owners believe was constructed approximately 15-20 years ago. The extension comprises of a utility room and a separate cloakroom. The utility room has fitted cupboards, a worktop, provision for other appliances, a side window, and a rear external door. An internal door opens into a cloakroom with a modern, white, WC, and wash basin. The cloakroom houses the Ideal combination boiler, which was fitted in 2022. On the first floor, there is a landing with a useful cupboard and a ceiling hatch to the loft. There are two double bedrooms, both with fitted furniture, along with a third single bedroom, again with fitted furniture. The shower room, previously a bathroom, has a shower enclosure, a vanity wash basin, WC, tiled floor and walls, a heated towel rail, and a separate electric heater. Outside, there is a front driveway for three vehicles. Side, gated access leads into a south-east facing enclosed rear garden, comprising flagged patios, set within well-stocked borders with an array of planting, creating a great environment for everyday use and entertainment. The nearby park provides an ideal setting for ball games. The rear garden has a shed, lighting, and a tap. Ashford Road is an extremely popular road, well-served by local shops and amenities, highly regarded schools, recreational facilities, public transport, and access links to Sheffield and Chesterfield, hospitals, universities, motorways, and the countryside.





- Extended Semi-Detached House
- 3 Bedrooms
- Porch, Side Extension & Conservatory
- Fitted Kitchen with Appliances
- Utility Room & Cloakroom with WC
- Double Glazing & Combi Boiler
- Close to Park
- South-East Facing Rear Garden
- Front Driveway for 3 Vehicles
- No Chain & Freehold



66 ASHFORD ROAD

APPROXIMATE GROSS INTERNAL AREA = 98.2 SQ M / 1057 SQ FT

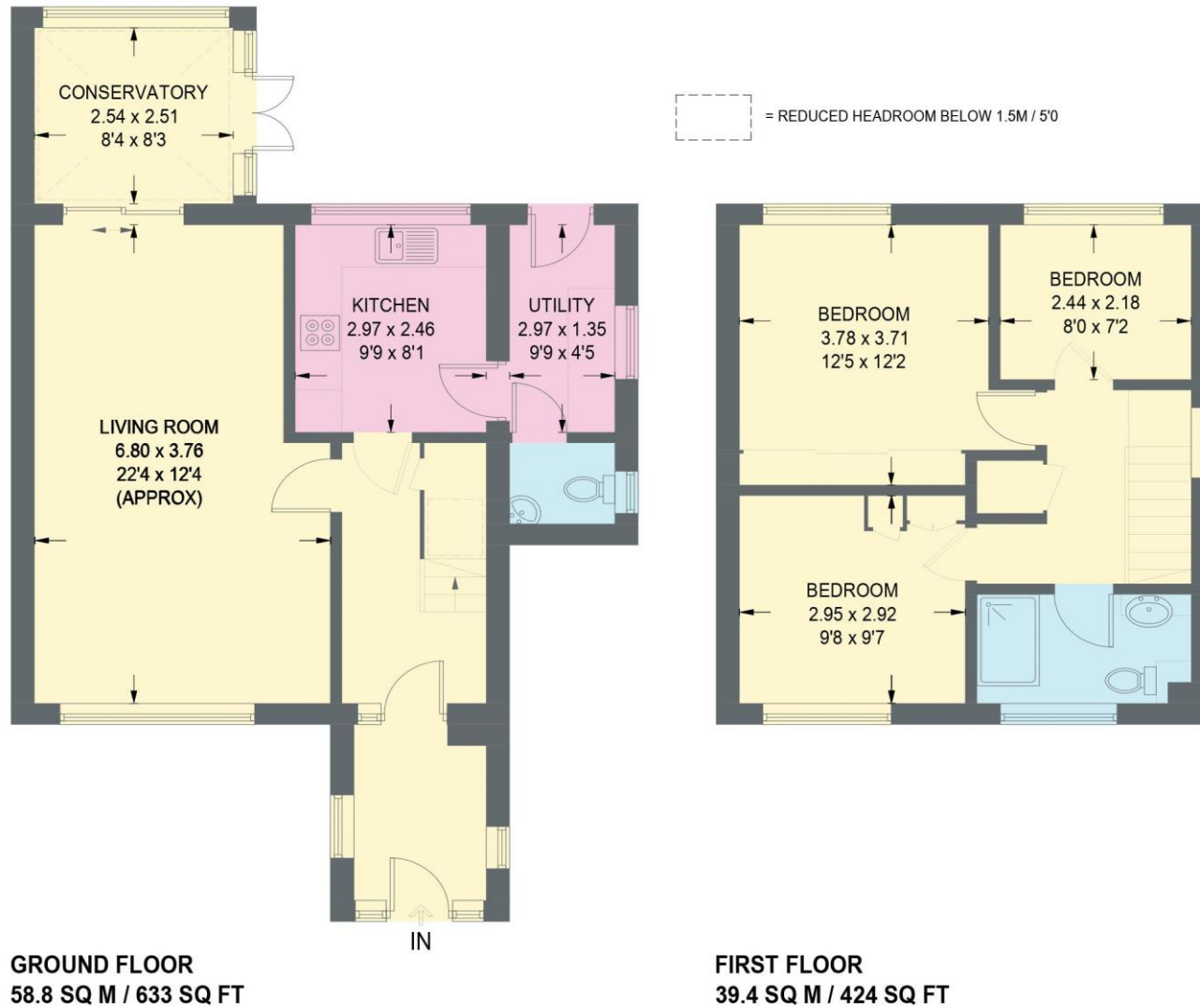


Illustration for identification purposes only,
measurements are approximate, not to scale.



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