







Roselea

28 Northern Common • Dronfield Woodhouse • S18 8XJ

Guide Price £750,000 - £775,000

A fabulous, beautifully presented 4/5 bedroom and 4 bathroom detached house commanding an enviable position overlooking farmland. Built in 2004, offering deceptively spacious accommodation on two floors, measuring an impressive 2456 sq.ft. Finished to an excellent standard with a stylish interior, offering light, and airy space, with a homely feel. Set within landscaped lawned gardens with a gated driveway and an integral garage. Benefits from under-floor heating to the ground floor, gas central heating run from a combination boiler on the first floor, double glazing, a hard-wired smoke alarm, and a security alarm. Carpets included. Freehold. A MUST SEE! On the ground floor, there is a reception hall, making an immediate positive impression, being well-presented and having fitted cloaks and storage cupboards, along with a door into a cloakroom with a modern wash basin, WC and tiling. The lounge is a beautiful reception room with warm decorative tones, an oak floor, and a focal coal gas fire within a stone surround. French doors with window shutter blinds open on the front garden, with farmland views. Steps lead down from the lounge into a snug, offering versatility, as it could be used as a home office if required. The property benefits from a generously proportioned, flexible open plan living kitchen, creating the hub of the home with ample space for a family dining table and direct access onto the decked patio, and recently installed conservatory. There are a range of bespoke fitted kitchen units, finished with granite work-surfaces. Open to separate negotiation is a Rangemaster oven with 6 ring hob and American style fridge freezer. An adjoining utility room creates additional storage, housing the Baxi boiler and side door access. The ground floor is completed with a walk-in pantry incorporating shelving. On the first floor, there are four double bedrooms, three having en-suites, along with a fifth double bedroom, which is currently used as a dressing room with a range of modern fitted furniture, along with a family bathroom. The master bedroom is a generous size room with fabulous countryside views, as per the dressing room. All the bedrooms are well-presented, and the bathroom and en-suites all have white suites with stylish tiling. Outside, there is a gated driveway for 2/3 vehicles, leading into an integral garage with an electric door. There is gated side access into a beautiful, landscaped rear garden, having a lawn, planted borders providing seasonal colour, along with entertaining areas in the form of a decked terrace and flagged patio, surrounded by mature hedging and planting for privacy. The shed is included within the sale. Northern Common is an extremely popular road offering a rural setting yet offering proximity to local shops and amenities, schools, recreational facilities, public transport, and access to the city centre, hospitals, universities, train stations, motorway, and the Peak District.





- Detached House Built in 2004
- 4/5 Double Bedrooms & 4 Bathrooms
- Deceptively Spacious with 2456 sq.ft
- Fabulous Countryside Outlook
- Open Plan Dining Kitchen & Conservatory

- Stylishly Presented Throughout
- Generous Raised Patio & Lawn
- Gated Driveway & Integral Garage
- Freehold
- Council Tax Band F, EPC Rating C





ROSELEA, 28 NORTHERN COMMON

APPROXIMATE GROSS INTERNAL AREA = 242.9 SQ M / 2614 SQ FT
(INCLUDING GARAGE)

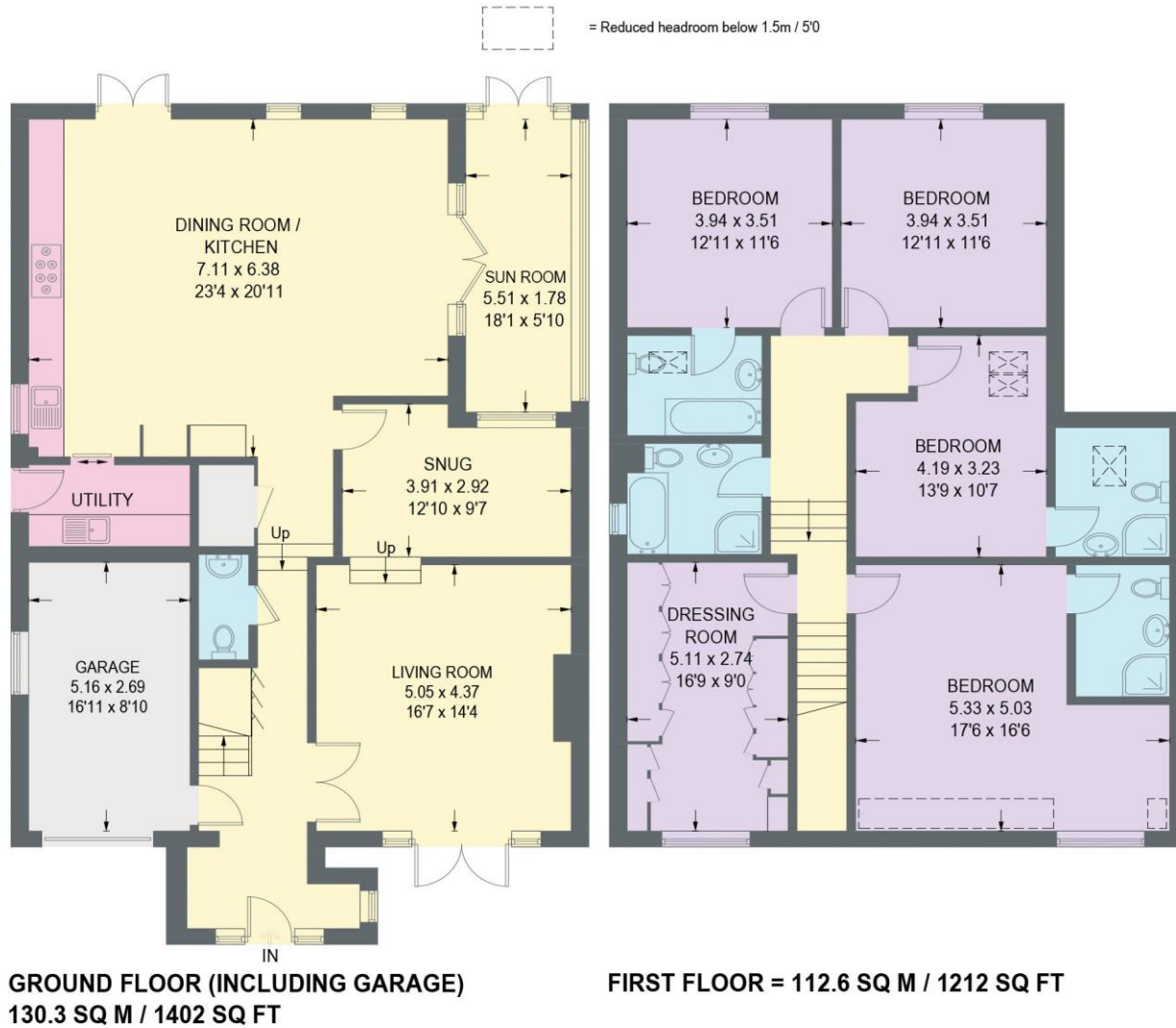


Illustration for identification purposes only,
measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868