Located on a small cul-de-sac this surprisingly well proportioned four bedroomed detached house offers a deceptive range of accommodation extending over two floors complemented by a private good sized rear garden. The property offers a gas fired central heating system, UPVC double glazing and comprises: hall, four bedrooms and bathroom leading off. The master bedroom having an en-suite shower room. One the lower ground floor there is an inner hallway with living room, dining room, excellent kitchen and large utility. Block paved driveway leads in providing off road parking and access to the integral garage. No chain involved.

Offers around £210,000
The Accommodation Comprises

Ground Floor

Reception Hall
With uPVC double glazed front door and window. Radiator and access to the roof space via a pull down loft ladder. Airing cupboard housing the hot water cylinder.

Bedroom Two
With projecting half bay to the front with uPVC double glazed windows and radiator below.

Bedroom Three

Bathroom
With three piece white suite comprising bath with telephonic mixer tap/shower attachment, low level WC and pedestal wash hand basin. Towel radiator, tiling to the walls and floor and uPVC double glazed window with translucent glass.

Bedroom Four
With radiator and uPVC double glazed window to the rear.

Master Bedroom
With radiator and uPVC double glazed window to the rear.

En-suite Shower Room
With suite in white comprising shower enclosure with thermostatic shower, pedestal wash hand basin and low level WC. UPVC double glazed window and tiling to the walls and floor.

Lower Ground Floor

Hallway

Living Room
With minster style feature fireplace and electric fire. Radiator and uPVC double glazed French doors to the garden. Oak veneered flooring which extends through to the:

Dining Room
With radiator with cabinet and uPVC double glazed windows to the rear.

Excellent Kitchen
With extensive range of light oak style base and wall cupboards, work top tiling and inset sink unit with mixer tap. UPVC double glazed windows to the rear. Worcester wall mounted gas fired boiler. Four ring ceramic hob with electric oven below, radiator with cabinet and tiling to the floor which extends through to the:

Large Utility
With radiator and recess store cupboard.

Outside
Good sized rear garden, set down initially to a broad patio with shaped lawn and herbaceous beds with a variety of plants and shrubs. Integral store and outside cold water tap. Block paved driveway provides off road parking to the front and access to the integral garage with up and over door, power and light.

Valuer
Tim Heaton/tjh

Viewing
Strictly by appointment through the Dronfield office.
5 BROADLANDS CLOSE
APPROXIMATE GROSS INTERNAL AREA = 123.1 SQ M / 1325 SQ FT

LOWER GROUND FLOOR
60 SQ M / 646 SQ FT

GROUND FLOOR
63.1 SQ M / 679 SQ FT

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