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**2 Ennerdale Close, Dronfield Woodhouse**

Dronfield

Guide Price £200,000-£210,000

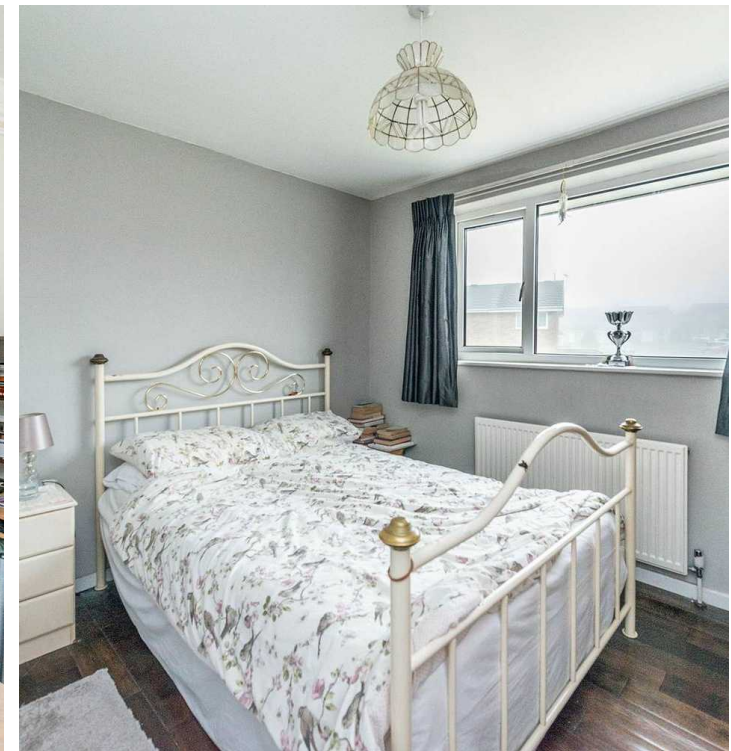
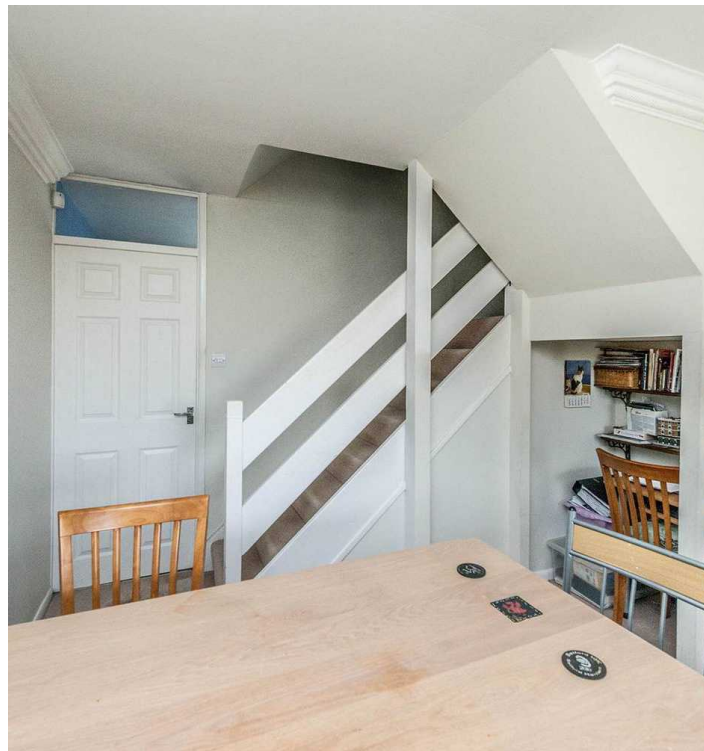
## 2 Ennerdale Close

Dronfield Woodhouse, Dronfield

This lovely two-bedroom semi-detached home offers an excellent opportunity for those looking to create their dream living space. Positioned in the heart of the incredibly popular residential suburb of Dronfield Woodhouse, this property boasts tremendous potential. The quiet and tucked-away location on a sought-after road provides the perfect setting for either young professionals or families alike. With two double bedrooms, this property offers plenty of scope for expansion, subject to planning permission, allowing the possibility of extending to the side, loft, and rear of the property. The freehold status, coupled with a Council Tax Band B and EPC Rating C. In addition, residents will benefit from off-road parking, a garage, and a spacious rear garden, making this the ideal home. Outside, this property continues to impress with a driveway, garage, and a rear garden. The property's close proximity to excellent local school catchments, numerous amenities within Dronfield Centre, and easy access to

Council Tax band: B Tenure: Freehold

- LOVELY TWO DOUBLE BEDROOM SEMI DETACHED HOME
- PLENTY OF SCOPE SUBJECT TO PLANNING TO EXTEND TO THE SIDE LOFT AND REAR
- OFF ROAD DRIVEWAY GARAGE AND REAR GARDEN
- QUIET TUCKED AWAY POSITION ON THIS WELL SOUGHT AFTER ROAD
- HEART OF THIS INCREDIBLY POPULAR RESIDENTIAL SUBURB OF DRONFIELD WOODHOUSE
- PERFECT FOR THE YOUNG PROFESSIONALS OR FAMILY ALIKE
- EXCELLENT LOCAL SCHOOL CATCHMENTS AVAILABLE





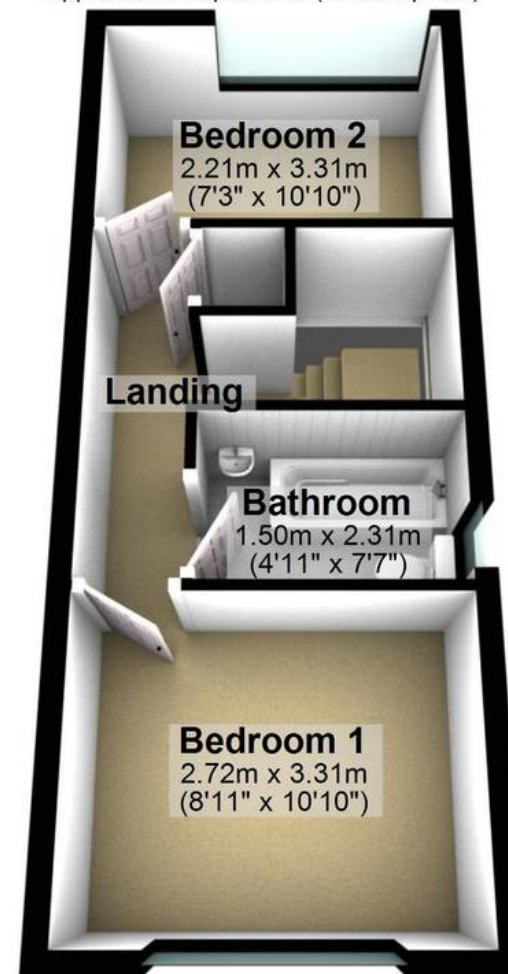
## Ground Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



## First Floor

Approx. 28.0 sq. metres (301.2 sq. feet)



Total area: approx. 57.5 sq. metres (618.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.