



45 Derwent Road, Dronfield, S18 2FN

Saxton Mee

45 Derwent Road

Asking Price

£315,000

Enviably located on a sought after cul-de-sac is this surprisingly spacious three bedroomed semi detached family home with attached garage and far reaching views across the valley.

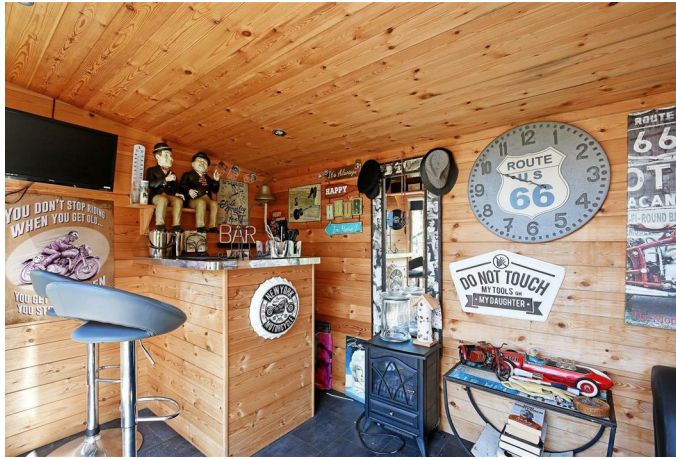
Benefitting from uPVC double glazing and gas central heating along with a useful timber built additional summerhouse which is currently utilised as a bar/summerhouse. The accommodation briefly comprises of an entrance lobby with store cupboard and personnel door leading into the garage. Inner hallway with stairs rising to the first floor, through lounge/dining room and kitchen with modern contemporary grey units and built in appliances. To the first floor are two double bedrooms, one single bedroom and family bathroom with white suite including separate walk in shower.

Off road parking and attached single garage, front lawned garden. To the rear are lawns, decked area, private sun terrace and well stocked vegetable garden.



- Three bedroomed semi detached family home with far reaching views
- Spacious accommodation throughout
- Open plan lounge/dining room
- Kitchen fitted with grey contemporary units and integrated appliances
- Attached single garage
- Summerhouse/bar with decked seating area , lawns and vegetable garden
- Sought after cul-de-sac location
- Leasehold
- EPC: D
- Council Tax Band: C





45 DERWENT ROAD

APPROXIMATE GROSS INTERNAL AREA = 115.7 SQ M / 1245 SQ FT (INCLUDING GARAGE)

OUTBUILDING = 7.9 SQ M / 85 SQ FT

TOTAL = 123.6 SQ M / 1330 SQ FT



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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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