



13 Garth Way Close, Dronfield, Derbyshire, S18 1SZ



13 Garth Way Close

£330,000

Beautifully refurbished throughout this deceptively well proportioned three bedroomed semi detached house has been considerably extended on the ground floor and is enviably located at the head of a small cul-de-sac.

Complemented by a large private westerly facing rear garden, the house is conveniently placed for ease of access to renowned local schooling and good range of amenities including Sindelfingen Park. Stylishly presented this beautiful family home has been extensively refurbished over recent years and has been largely re-plastered (totally to the ground floor), re-wired, new central heating boiler, new kitchen and bathroom along with redecoration and new floor coverings.

Reception hall, truly impressive open plan living/ dining/ kitchen area with separate utility and downstairs WC, stairs to the first floor with landing. two double bedrooms (one with fitted wardrobes) and single bedroom three. Impressive bathroom with shower over the bath.

Outside: tarmac drive to the detached single garage, mainly lawned large rear garden with patio seating and timber summerhouse.



- Refurbished and extended three bedroomed semi detached family home
- Open plan living/kitchen/dining area
- New kitchen and bathroom
- Mainly re-plastered and re-wired
- New central heating system
- Westerly facing mainly lanwed large rear garde
- Detached single garage
- Close to renowned local schooling and local amenities
- EPC: D
- Leasehold / Council Tax Band: B

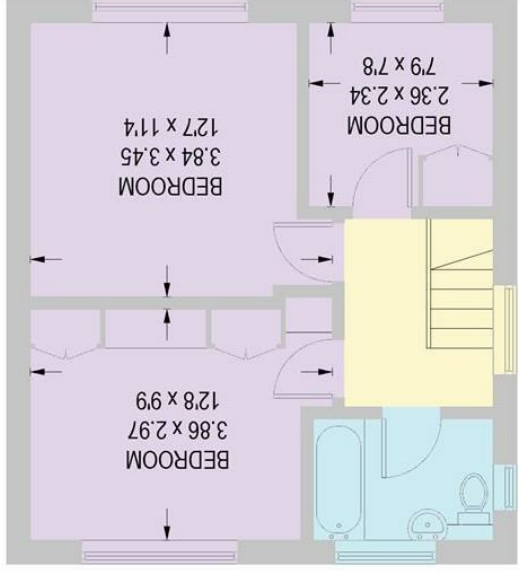




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13 GARTH WAY CLOSE

APPROXIMATE GROSS INTERNAL AREA = 101.8 SQ M / 1096 SQ FT
GARAGE = 14.8 SQ M / 159 SQ FT
TOTAL = 116.6 SQ M / 1255 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only.
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