



10 Gosforth Green, Dronfield, Derbyshire, S18 1PS





# 10 Gosforth Green

Price Guide

## £260,000

Guide price £260,000 - £270,000

An exceptionally well presented three bedroomed house offering nicely proportioned accommodation perfect for a young family.

The property is favourably located on a small cul-de-sac within easy reach of the Civic Centre, Sainsburys supermarket, Dronfield infants/junior school and Henry Fanshawe secondary school. Offered for sale with vacant possession and no upward chain the accommodation offers gas fired central heating, uPVC double glazing and briefly comprises: hall, useful store cupboard and downstairs WC, well equipped breakfast kitchen, good size living room with attractive feature fireplace, excellent garden room. First floor landing with access to the loft space, large master bedrooms with excellent fitted wardrobes, second double bedroom again with built in cupboards and third single bedroom. Bathroom with a white suite.

Drive, good size integral garage, corner plot with lawned side garden and patio to the rear with a gate leading onto Gosforth Lane.

- Nicely presented
- Excellent family home
- Sensibly priced
- Breakfast kitchen, lounge and garden room
- Three good size bedrooms
- Integral garage
- Lawn to the side and patio to the rear
- No chain
- Gas central heating and uPVC double glazing
- Freehold / EPC: D / Council Tax Band: B









# 10 GOSFORTH GREEN

APPROXIMATE GROSS INTERNAL AREA = 87.1 SQ M / 937 SQ FT

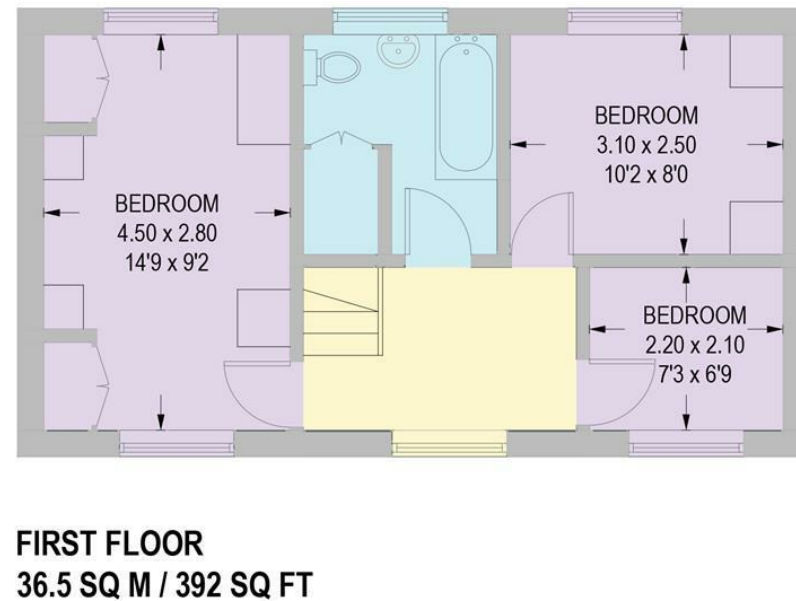
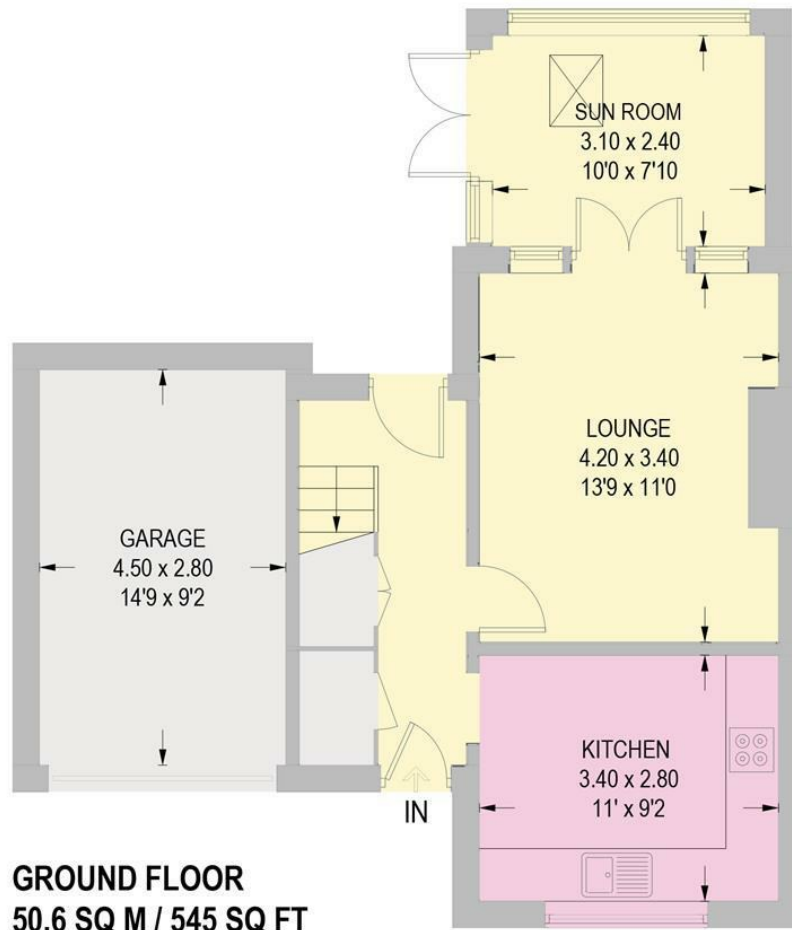


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

