



28 Bents Lane, Dronfield, Derbyshire, S18 2EW



28 Bents Lane

£310,000

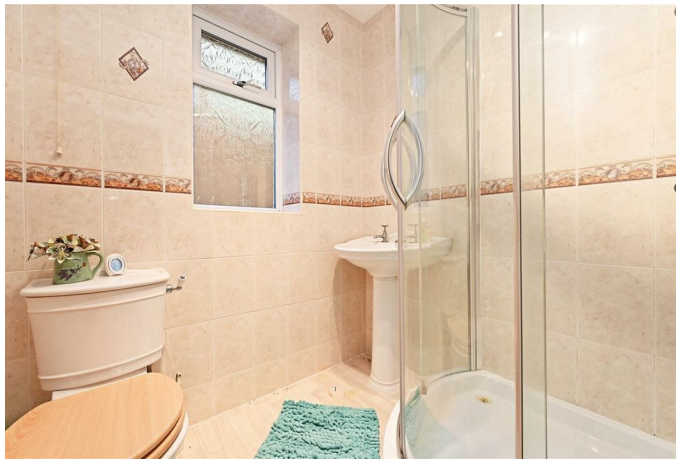
Enjoying truly impressive views at the rear this nicely proportioned three bedroomed detached bungalow is favourably located within this highly sought after residential area, well served by a good range of amenities and being complemented by a good sized private rear garden.

Offered for sale with no upward chain, the accommodation benefits from gas fired central heating, double glazing and briefly comprises: entrance porch, well equipped kitchen, inner hall, generous living room with feature fireplace, superb dining conservatory being uPVC double glazed and having French doors to the garden. Double bedroom one with built in wardrobes, double bedroom two with an excellent range of wardrobes which incorporate a pull down double bed. There is also a useful large walk in store which has the potential for an en-suite if required (and subject to any necessary permissions). Excellent shower room with a white suite. Third bedroom/study.

Long drive with twin gates and large concrete sectional garage (20ft x 9ft approx.) Good size rear garden, mainly lawned with patio, shed, decking and pergola.

- Vacant possession with no upward chain
- Impressive views
- Well proportioned
- Three bedrooms
- Good size rear garden
- Drive with ample parking and long garage
- Gas central heating and double glazing
- EPC: D
- Tenure: Leasehold
- Council Tax Band: C



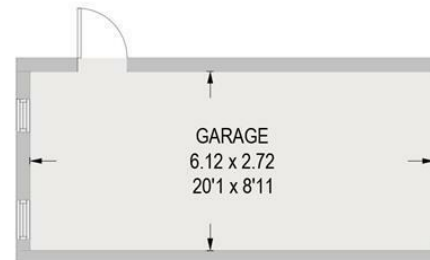


28 BENTS LANE

APPROXIMATE GROSS INTERNAL AREA = 83 SQ M / 893 SQ FT

GARAGE = 16.5 SQ M / 178 SQ FT

TOTAL = 99.5 SQ M / 1071 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR

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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