



79 Shakespeare Crescent, Dronfield, Derbyshire, S18 1NB



79 Shakespeare Crescent

£280,000

A superb opportunity for a family to acquire a nicely proportioned and sensibly priced three bedroomed semi detached house which takes full advantage of the distant views and is complemented by a delightful south facing rear garden.

Favourably located in this popular residential area of the town near to the golf course and standing within the catchment of renowned local primary and secondary schooling. Offering gas central heating and uPVC double glazing the accommodation briefly comprises: entrance hall, well equipped kitchen, dining room with double glazed patio door and twin doors through to the spacious lounge with views. Opening off the landing on the first floor are three good size bedrooms with even the smaller bedroom being easily able to accommodate a 3/4 bed. Bathroom has a white suite with a thermostatically controlled shower over the bath, separate WC with wash basin.

Outside: driveway leads in providing off road parking to the integral garage with the most appealing attribute being the lovely good sized south facing rear garden with has two stone patios, lawn and vegetable area.



- Nicely proportioned family home
- Popular residential area
- Lovely south facing and well established rear garden
- Drive and integral garage
- Gas central heating and uPVC double glazing
- Appealing views
- Renowned local schooling
- EPC: D
- Tenure: Leasehold
- Council Tax Band B

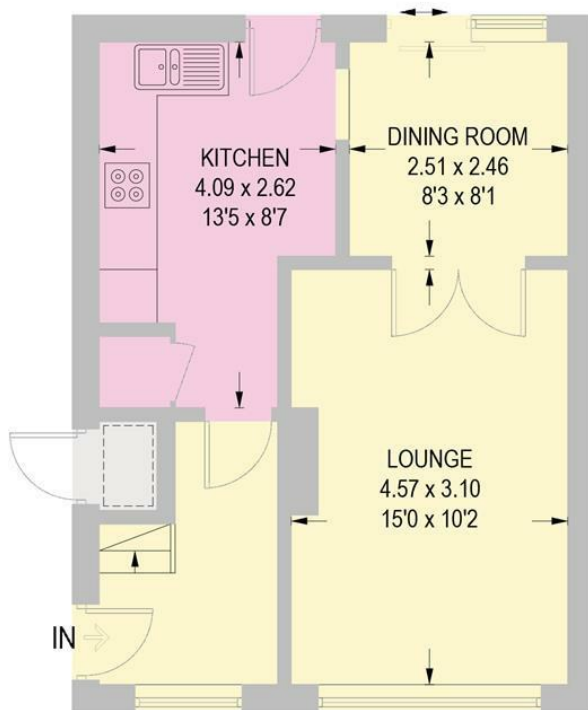




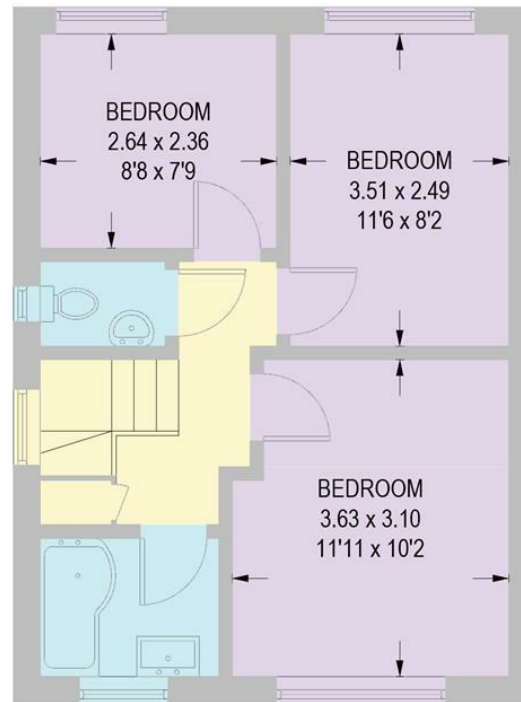
79 SHAKESPEARE CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 74.9 SQ M / 806 SQ FT
 GARAGE = 13.8 SQ M / 148 SQ FT
 OUTDOOR CUPBOARD = 0.8 SQ M / 9 SQ FT
 TOTAL = 89.5 SQ M / 963 SQ FT

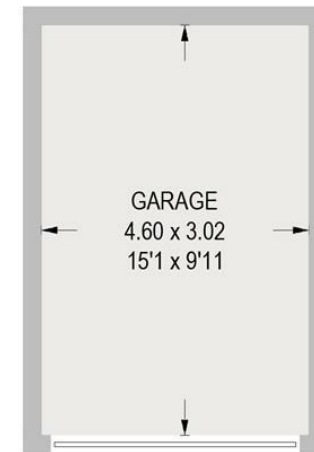
 = REDUCED HEADROOM BELOW 1.5m / 5'0



GROUND FLOOR
37.1 SQ M / 399 SQ FT



FIRST FLOOR
37.8 SQ M / 407 SQ FT



(NOT SHOWN IN ACTUAL
 LOCATION / ORIENTATION)

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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