



25 Netherdene Road, Dronfield, S18 1RR



25 Netherdene Road

Price Guide

£250,000

Guide price £250,000 - £260,000

A sensibly priced semi detached house offering three good size bedrooms and occupying a favoured cul de sac position located only a few hundred yards from the renowned infants and junior school and within easy reach of the train station and secondary school.

The property benefits from having the roof recovered around 2017 just after a combination boiler was fitted. Equally ideal for a family or couple the accommodation briefly comprises: entrance hall, good size living/dining room, fitted kitchen, rear porch which could possibly (subject to any necessary permissions) be opened up into the dining area. Excellent downstairs bathroom fitted in 2018 with a thermostatically controlled shower over the bath. First floor landing, two double bedrooms, good size single bedroom.

Drive, excellent garage with pitched roof and generous mainly lawned rear garden.



- Ideal family home with three good size bedrooms
- Conveniently located close to renowned schooling and train station
- Benefit of a recovered roof around 2017
- Gas fired combination boiler and uPVC double glazing
- Excellent new bathroom in 2018
- Appealing rear views over the town
- Favoured cul-de-sac position
- EPC: D
- Tenure:
- Council Tax Band: B





25 NETHERDENE ROAD

APPROXIMATE GROSS INTERNAL AREA = 74.5 SQ M / 801 SQ FT
GARAGE = 13.1 SQ M / 141 SQ FT
TOTAL = 87.6 SQ M / 942 SQ FT

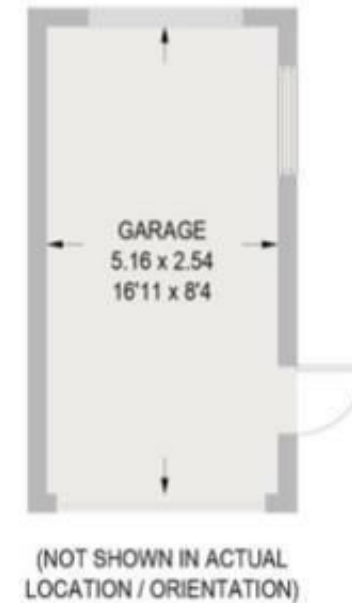
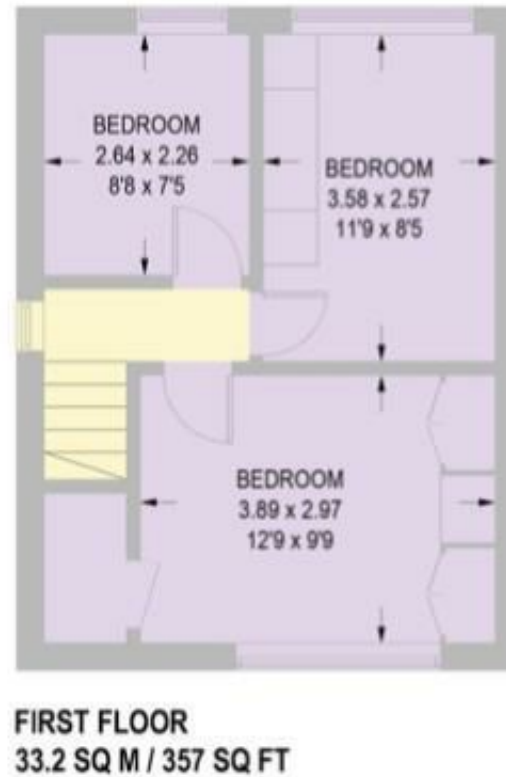


Illustration for identification purposes only,
measurements are approximate, not to scale.

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