



81 Green Lane, Dronfield, Derbyshire, S18 2LP

Saxton Mee

81 Green Lane

£300,000

A truly exemplary three double bed roomed stone fronted property located close to the nearby park and shops, train station and renowned local schooling. Offering fully refurbished accommodation extending to 1370 sq ft and being ideal for a family or couple.

The house has undergone a comprehensive scheme of refurbishment to now offer a new 'Ideal' gas fired combination boiler, many new radiators, virtually re-plastered throughout, upgraded wiring and the dining room and kitchen being opened through to offer a most contemporary new living space with integrated appliances. The conservatory is a new addition along with the rear garden having been landscaped.

The stylishly presented accommodation briefly comprises: entrance hall with stairs rising to the first floor and useful cupboard space under, lounge with front facing window, stylish kitchen/dining room with its range of new units, breakfast bar and doors leading into the uPVC double glazed conservatory. First floor landing, master bedroom to the rear with newly installed en-suite shower room, double bedroom two and three with built in cupboard. Luxurious family bathroom with separate bath and walk in shower which again is newly installed and adds that touch of elegance to the house.

Private enclosed rear garden which has been recently landscaped to offer slate paths and sleepered beds with well stocked plants. There is also a new greenhouse.



- Extensively refurbished throughout
- Re-plastered, majority re-wired, new central heating system, new kitchen and luxurious bathrooms
- En-Suite shower room to principle bedroom
- Superb open plan living/dining kitchen
- Landscaped private garden to the rear
- Conveniently placed for local shops, schools and park
- Move straight in!
- EPC: D
- Council Tax Band B
- Tenure: Freehold





81 GREEN LANE

APPROXIMATE GROSS INTERNAL AREA = 108.3 SQ M / 1165 SQ FT

CELLAR = 19.9 SQ M / 214 SQ FT

TOTAL = 128.2 SQ M / 1379 SQ FT

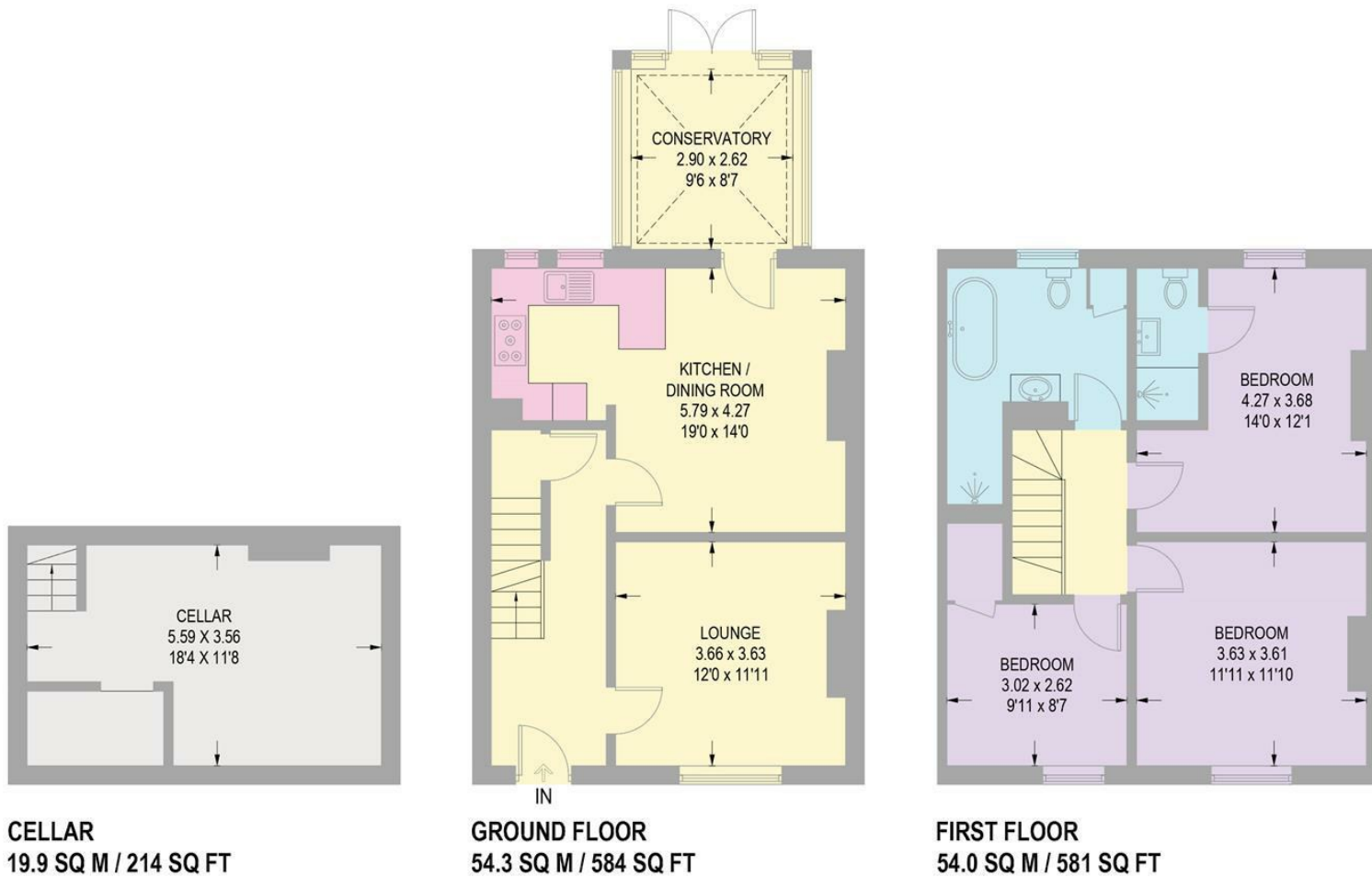


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measurements are approximate, not to scale.

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