



9 Paddock Way, Dronfield, S18 2FE

Saxton Mee

9 Paddock Way

Price Guide

£260,000

*** Guide Price £260,000 - £270,000 ***

Requiring a full scheme of modernisation is this spacious three bedroomed detached home which would be ideal for family occupation having the benefit of being able to put your own stamp on it.

The property has double glazing and central heating along with a detached garage and good size garden. The accommodation briefly comprises: entrance hall, downstairs WC, bay windowed lounge which opens via sliding doors into the dining room which in turn goes through to the conservatory at the rear. Kitchen with pantry.

From the first floor landing opens the master bedroom to the front, second double bedroom with built in cupboard to the rear and single bedroom three. There is a good size bathroom with four piece suite.

Gardens to the front and rear (although overgrown), driveway leads to the detached garage and rear garden where there is a patio and gardens.



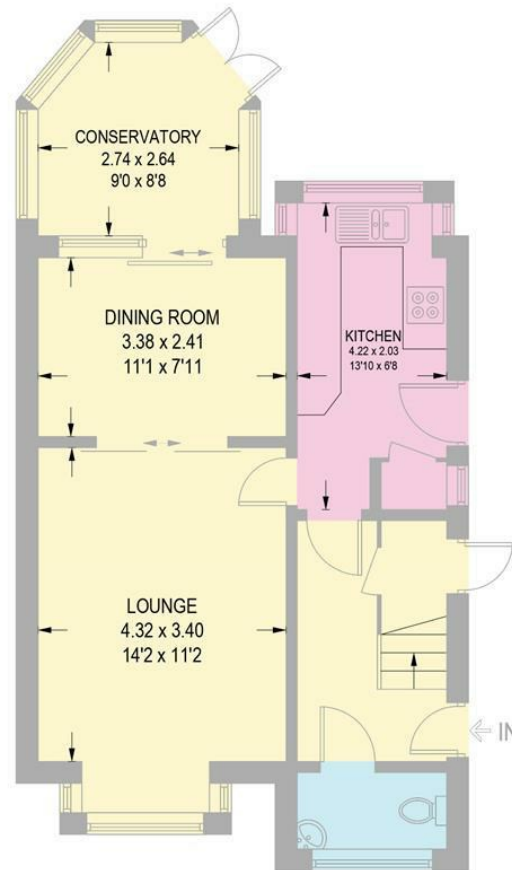
- No upward chain
- Requiring a full scheme of refurbishment
- Would make an ideal family home
- Spacious accommodation and gardens along with detached garage
- Sought after residential location with shops nearby
- Three bedrooms
- EPC: E
- Council tax Band C
- Freehold



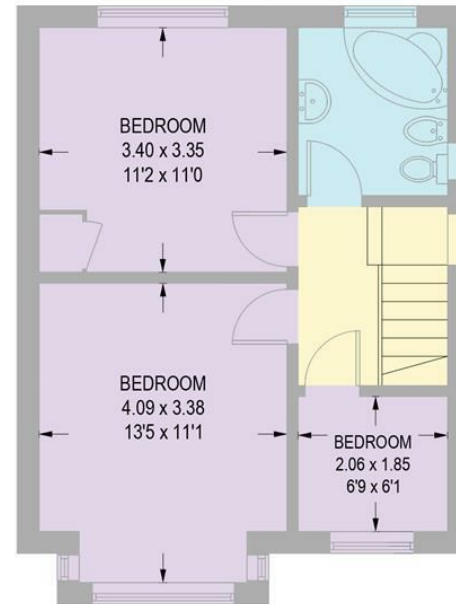


9 PADDOCK WAY

APPROXIMATE GROSS INTERNAL AREA = 92 SQ M / 990 SQ FT



GROUND FLOOR
51.8 SQ M / 557 SQ FT



FIRST FLOOR
40.2 SQ M / 433 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.'

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