



32 Vicarage Close, Holmesfield, Dronfield, S18 7WZ

Saxton Mee

32 Vicarage Close

Holmesfield

Offers Around

£280,000

Occupying an outstanding position standing on an unusually large plot this excellent three bedroomed semi detached house backs immediately onto fields and farmland to the rear.

Enjoying amazing views, the property (which is available with no upward chain) has tremendous potential to be extended subject to any necessary consents. Offers gas fired central heating, double glazing and briefly comprises: side entrance with two most useful stores, fitted dining kitchen, inner hallway with bathroom and downstairs WC leading off, good size living room and entrance lobby with front door.

First floor landing which opens to three good size bedrooms which are ideal for a family.

Private driveway to the front of the property. Unusually large mainly lawned garden to the rear and side with greenhouse.

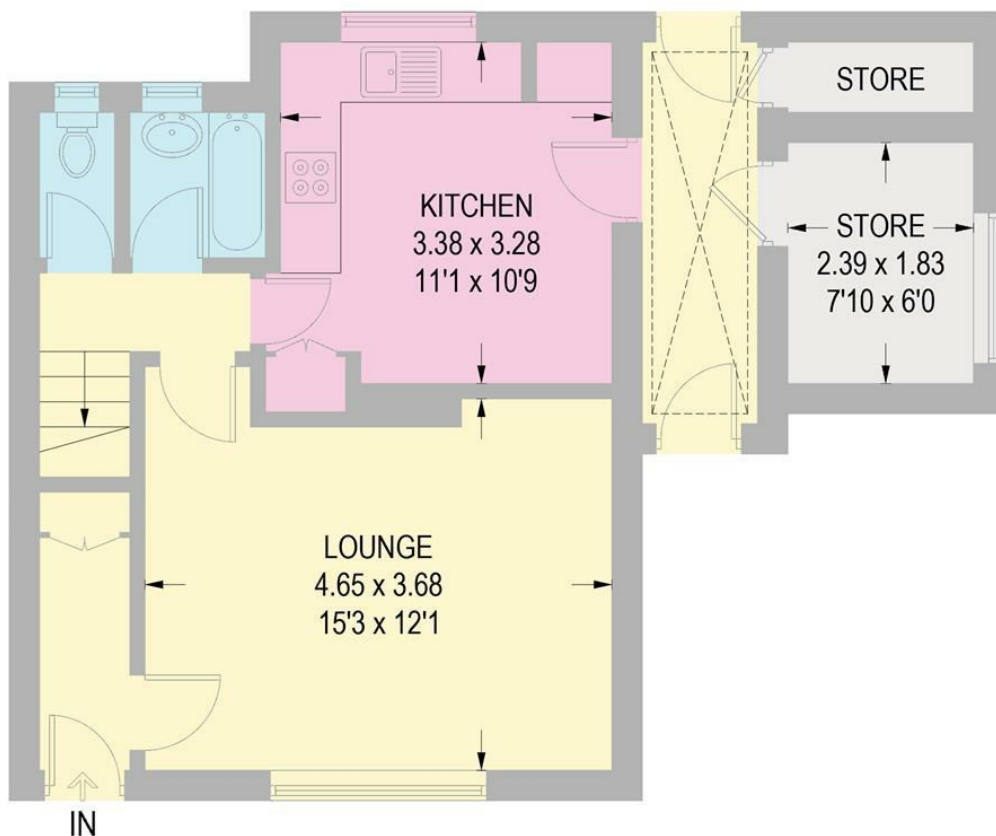


- No upward chain
- Tremendous opportunity
- Three bedroomed semi in an outstanding position
- Very large gardens to the side and rear with impressive far reaching views
- Great potential to be extended subject to usual consents
- Favoured cul-de-sac location
- Gas central heating and double glazing
- EPC: C
- Council Tax: A
- Tenure: Freehold

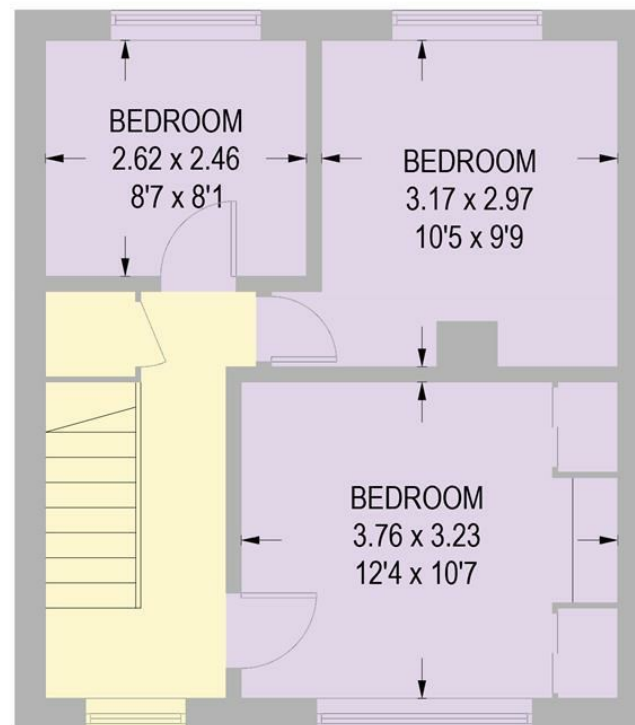


32 VICARAGE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 90.1 SQ M / 969 SQ FT



GROUND FLOOR
52.8 SQ M / 568 SQ FT



FIRST FLOOR
37.3 SQ M / 401 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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