



50 Gainsborough Road, Dronfield, S18 1QW



50 Gainsborough Road

Price Guide

£375,000

NO ONWARD CHAIN

Guide price £375,000-£385,000

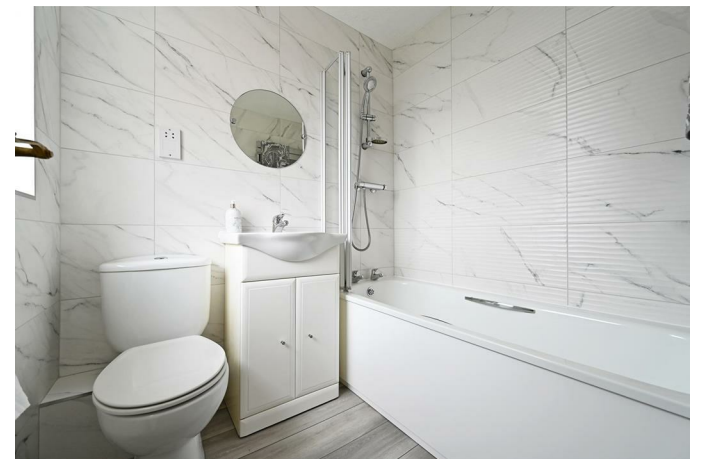
This surprisingly well proportioned four bedroomed detached house benefits from a double storey rear extension and offers beautifully appointed and superbly presented accommodation which while being perfect for a family could be equally ideal for a couple who like to entertain.

Favourably located within the popular residential area well served by local renowned schooling and standing only a few hundred yards from the park and good range of shops and amenities off Pentland Road. Offered for sale with no upward chain the property has been comprehensively refurbished to an exceptionally high standard within recent years which includes the roof having been recovered, a resin drive, re-pointing, gas fired combination boiler upgraded bathroom which was re-tiled in 2024 along with a stunning 'Chris Fields' bespoke kitchen.

The spacious double glazed accommodation is complimented by an attractive private front garden. With the rear garden set down with ease of maintenance in mind being enclosed and again offering an excellent degree of privacy and can be approached either from the conservatory or from the rear of the garage. The resin driveway provides ample off road parking with the car port giving covered access to both the front door and large garage.

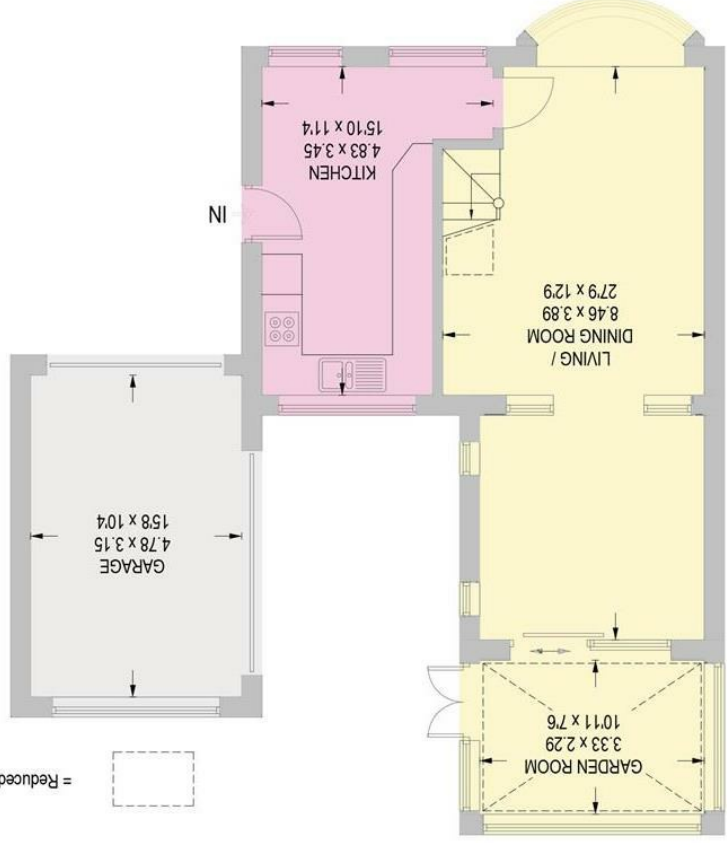


- Beautifully refurbished and considerably extended home
- New combination boiler, roof re-covered and resin drive along with re-pointing all within recent years
- Stunning Chris Fields kitchen with brand new Bosch appliances in 2023
- Private gardens to the front and rear
- Perfect home for a family or couple
- Sought after locality
- Viewing highly recommended
- EPC: D
- Tenure: Freehold
- Council Tax Band: D

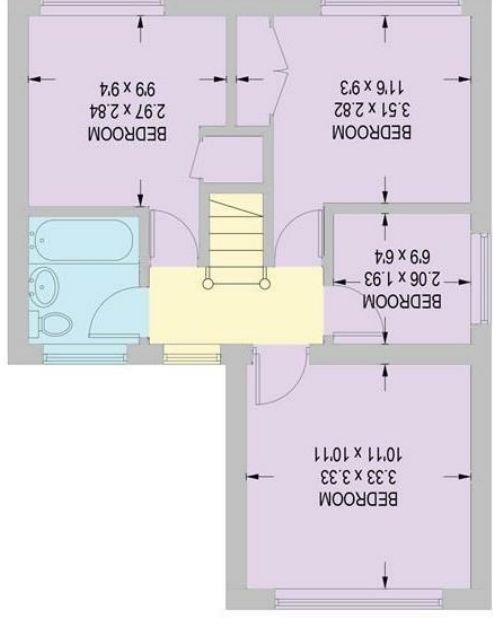


50 GAINSBOROUGH ROAD

APPROXIMATE GROSS INTERNAL AREA = 98.2 SQ M / 1057 SQ FT
 GARAGE = 15.1 SQ M / 162 SQ FT
 TOTAL = 113.3 SQ M / 1219 SQ FT



GROUND FLOOR
 53.6 SQ M / 577 SQ FT



FIRST FLOOR
 44.6 SQ M / 480 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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