



11 Warren Rise, Dronfield, S18 2EB

Saxton Mee



# 11 Warren Rise

## £295,000

An exceptionally well presented TWO DOUBLE BEDROOMED detached bungalow enviably located within this popular and established residential area enjoying appealing aspects at the front with southerly views towards Chesterfield.

Offered for sale with vacant possession and no upward chain the property is in excellent order throughout and lends itself to the early/mid retired or indeed a couple or family. With gas central heating and double glazing the accommodation briefly comprises: superbly equipped kitchen with integrated appliances, hall, nicely proportioned extended living room with high quality Amtico style flooring, double bedroom one with built in wardrobes, second double bedroom, excellent shower room and most useful and versatile loft space (perfect for occasional uses being formerly used as a bedroom).

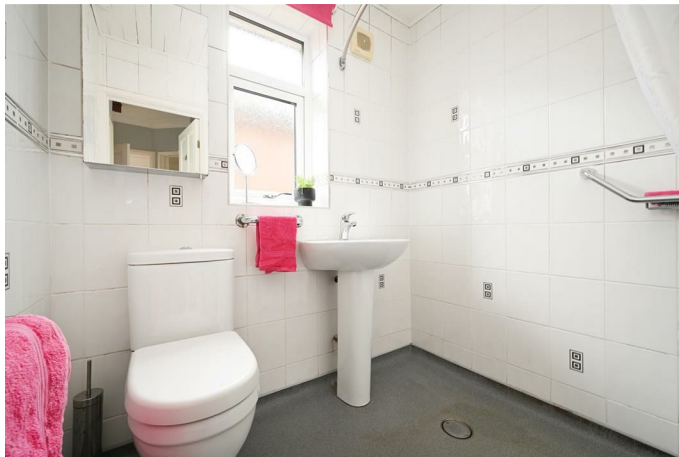
Outside: ample off road parking, single garage, most attractive well established tiered rear garden with patio and decking.



- Very nicely presented and well appointed two double bed detached bungalow
- Convenient and popular residential area
- Nearby shops and renowned schooling
- uPVC double glazing and gas central heating
- Superb kitchen and shower room
- Extended living room
- Most useful loft space (utilised as a former bedroom but superb for occasional use)
- Drive and garage - most attractive gardens
- EPC: D
- Council Tax Band: C Tenure: Freehold







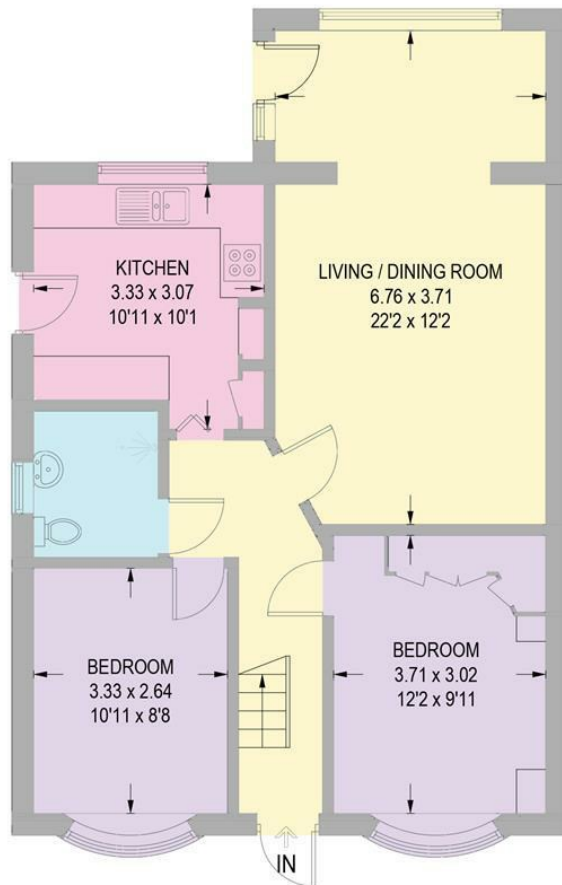


# 11 WARREN RISE

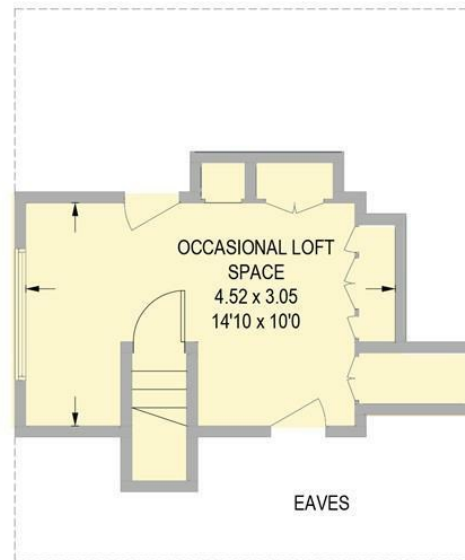
APPROXIMATE GROSS INTERNAL AREA = 85.6 SQ M / 921 SQ FT

GARAGE = 13.6 SQ M / 146 SQ FT

TOTAL = 99.2 SQ M / 1067 SQ FT



**GROUND FLOOR**  
68.3 SQ M / 735 SQ FT



**LOFT**  
17.3 SQ M / 186 SQ FT

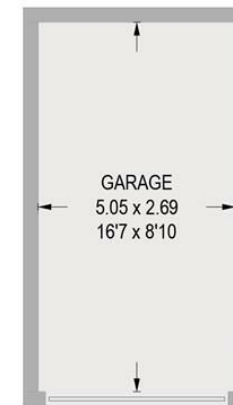


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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