



24 Gosforth Lane, Dronfield, S18 1PR

Saxton Mee



# 24 Gosforth Lane

## Price Guide

£500,000

Price guide £500,000 - £525,000

Offering four double bedrooms and two bathrooms, this superb stone built detached family home is the perfect opportunity to acquire a property that is very conveniently located within easy reach of the town centre along with its excellent range of local amenities including renowned schooling, train station, nearby parks, Civic Centre and Sainsburys.

Offering gas fired central heating via a combi boiler and uPVC double glazing, the deceptively well proportioned accommodation has been extended to the rear and briefly comprises of an entrance hall, good size living room, separate dining room, outstanding breakfast kitchen/family room with underfloor heating and an extensive range of units with integrated appliances Bii-fold doors to the rear garden. Utility room and downstairs cloakroom/WC. First floor landing with the master bedroom having en-suite shower room, three further double bedrooms long with a good size family bathroom with Villeroy and Boch suite and underfloor heating.

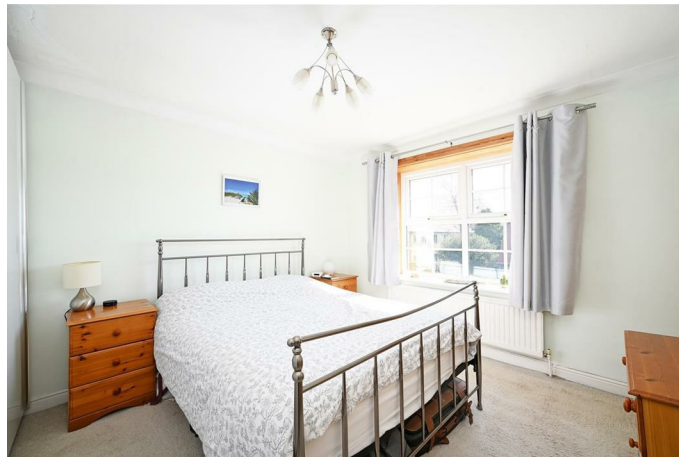
Driveway provides ample off road parking with access to the large garage (4.95m x 4.24m). The rear garden being mainly lawned with two stone flagged patio/entertaining areas.



- Most conveniently located detached family home
- Four double bedrooms and two bathrooms
- Impressive extended open plan dining kitchen/family room
- Utility and downstairs WC
- Drive with ample parking and large garage
- Ease of access to the town centre, renowned schooling and train station
- Gas fired central heating and uPVC double glazing
- EPC: D
- Council Tax Band D
- Tenure: Freehold







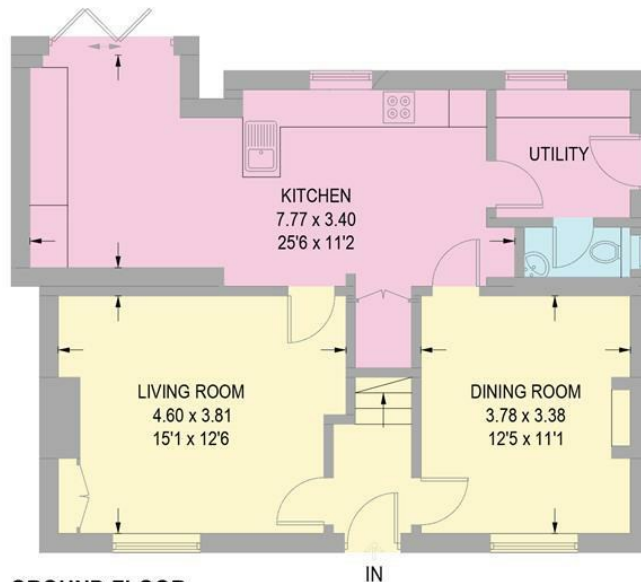


## 24 GOSFORTH LANE

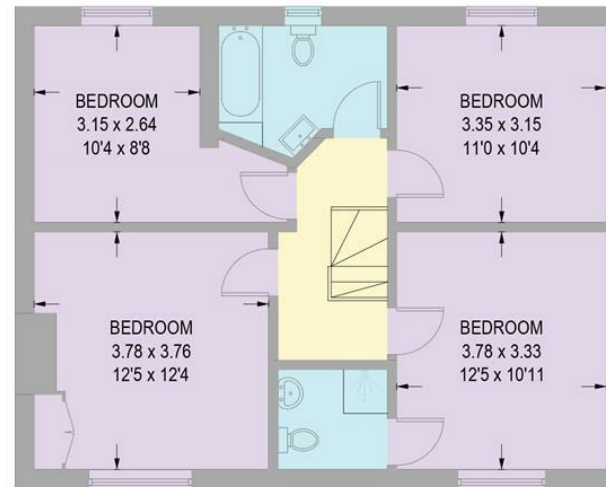
APPROXIMATE GROSS INTERNAL AREA = 132.7 SQ M / 1429 SQ FT

GARAGE = 21.0 SQ M / 226 SQ FT

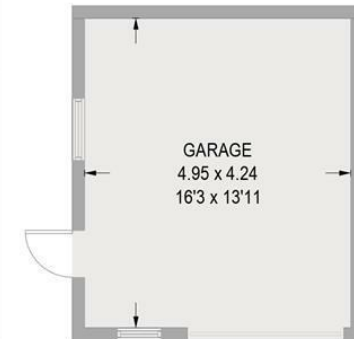
TOTAL = 153.7 SQ M / 1655 SQ FT



**GROUND FLOOR**  
67.7 SQ M / 729 SQ FT



**FIRST FLOOR**  
65.0 SQ M / 700 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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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