



12 Derwent Road, Dronfield, S18 2FN

Saxton Mee

12 Derwent Road

£385,000

A great opportunity to purchase an affordable three/four bedroomed detached house which is conveniently located within easy reach of renowned local schooling, train station and nearby shops along with Greendale shopping centre.

Offered for sale with no upward chain and vacant possession the flexible and versatile accommodation offers uPVC double glazing along with gas central heating with an Ideal combination boiler fitted in July 2017. Split level accommodation briefly comprises: entrance porch, hall, nicely proportioned living room, 'L' shaped kitchen/dining room which benefits from being considerably extended to the rear, very large utility with personnel door to the double garage, bed/playroom which would make a good size double bedroom, bedroom 4/study with adjacent shower room. First floor landing, master bedroom with fitted wardrobes and appealing views over the town and further good size bedroom. Family bathroom with a three piece suite and corner bath.

Tarmac driveway offering off road parking for several cars, double garage with electric door. Private mainly lawned rear garden.



- Three/Four bedroomed detached home
- Perfect for a family
- Flexible and versatile split level accommodation
- Considerably extended to the rear with new rubber roof and 20 year warranty
- Spacious living room and large 'L' shaped dining kitchen
- Two bath/shower rooms
- Ample parking and double garage with electric door
- Vacant possession no upward chain
- Double glazing and gas central heating in 2017
- EPC: D Council Tax Band: D Tenure: Freehold





12 DERWENT ROAD

APPROXIMATE GROSS INTERNAL AREA = 160.5 SQ M / 1727 SQ FT (INCLUDING GARAGE)

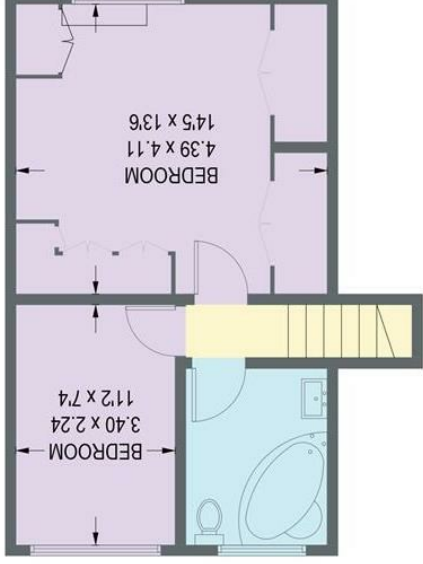


Illustration for identification purposes only.
measurements are approximate, not to scale.

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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