



10 Ford Close, Dronfield, S18 1TG

Saxton Mee

10 Ford Close

Guide Price

£300,000

**** GUIDE PRICE £300,000 to £310,000 ****

Favourably located on this quiet cul-de-sac is this extended THREE/FOUR BEDROOMED detached family home situated close to the Civic Centre and Dronfields comprehensive range of local amenities including parks, renowned schooling and train station.

Being sensibly priced reflecting the need for general updating, this deceptively spacious house enjoys a most convenient location and benefits from having uPVC double glazing, solar panels provide electric heating with several radiators and hot water working from the Alpha combination boiler.

The accommodation briefly comprises: entrance hall with useful understairs storage cupboard, study/bedroom 4, front living room with bow window, separate dining room, kitchen forming part of the extension with a range of fitted units, rear entrance lobby and downstairs WC. To the first floor are two double bedrooms both with fitted wardrobes, single bedroom three, excellent shower room and separate WC.

Pattern concrete drive provides ample parking, car port, detached single garage and mainly lawned rear garden.



- Three / four bedroomed extended family home
- Scope to modernise
- Detached garage and mature garden
- Favoured quiet location yet close to local amenities
- uPVC double glazing and electric solar panels along with combination boiler
- Deceptively spacious accommodation
- Tenure: Freehold
- Council Tax Band: D
- EPC:



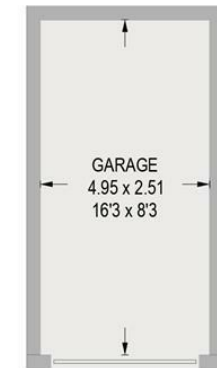
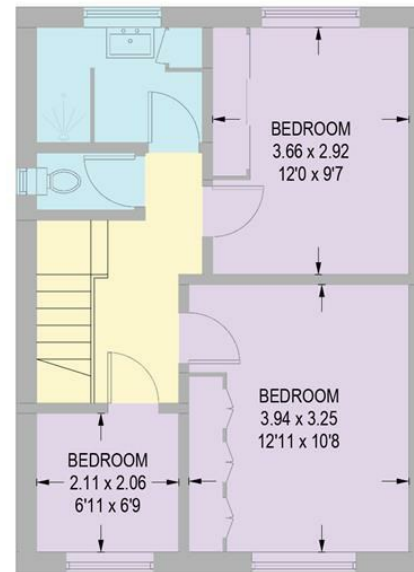
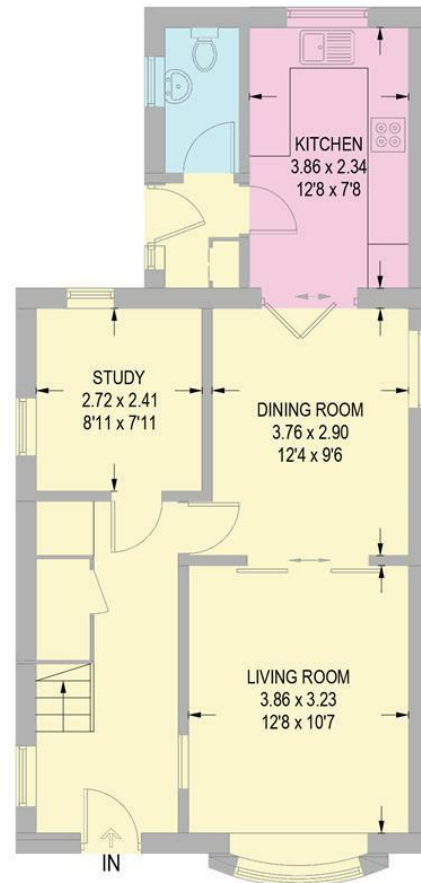


10 FORD CLOSE

APPROXIMATE GROSS INTERNAL AREA = 100.4 SQ M / 1080 SQ FT

GARAGE = 12.4 SQ M / 133 SQ FT

TOTAL = 112.8 SQ M / 1213 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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