



7 Eastfield Road, Dronfield, S18 1YD

Saxton Mee

# 7 Eastfield Road

## £220,000

An excellent opportunity to acquire a sensibly priced three bedroomed semi detached house which offers nicely proportioned accommodation which has been well maintained and is ready for general updating.

Offering gas central heating and double glazing, the property forms part of this popular and established cul-de-sac which affords ease of access to a host of local amenities including renowned local schooling and train station. Offered for sale with no upward chain the property comprises: entrance porch, hall, fitted kitchen with pantry store cupboard, living room and dining room which has been extended to the rear with an additional sitting area. opening off the landing from the first floor are three bedrooms and bathroom together with separate WC. Recently fitted (approx. 2 years) internet enabled. Ideal gas fired combination boiler which is still under the manufacturers warranty.

Driveway provides ample off road parking with car port to the side of the house. The gardens are set down primarily to lawn.



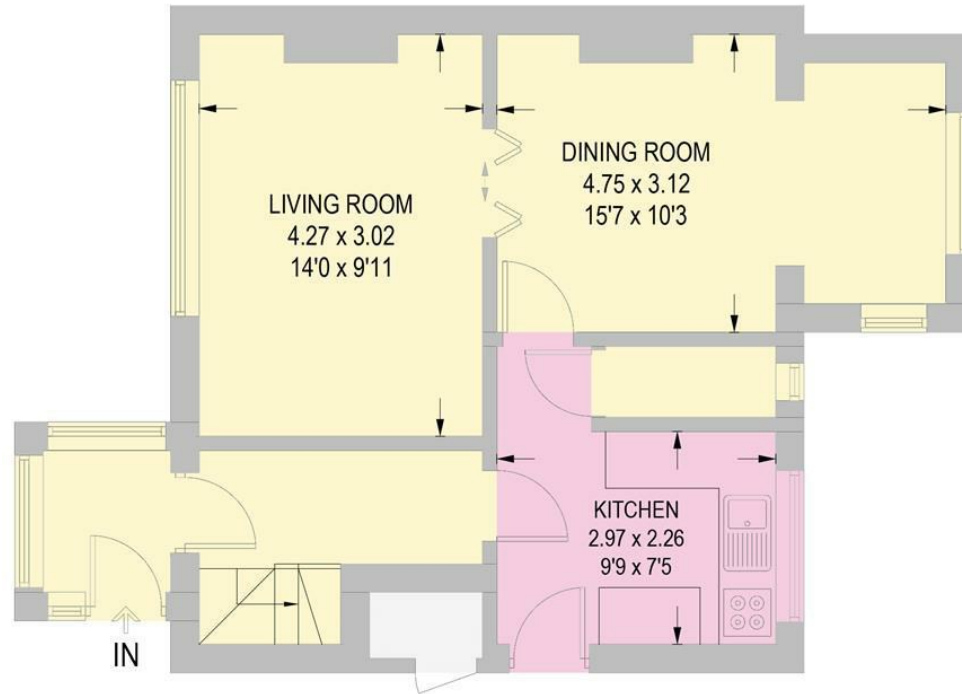
- Appealing views to the rear
- No upward chain
- Sought after cul-de-sac position
- Sensibly priced reflecting the need for general updating
- Recently fitted (approx. 2 years) internet enabled Ideal gas fired combination boiler
- Drive and car port
- EPC: tbc
- Tenure: Leasehold
- Council tax Band: B



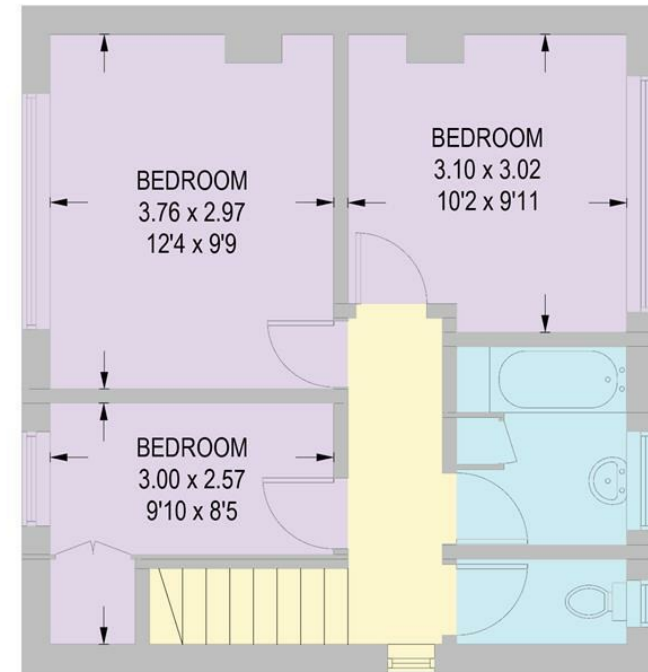


## 7 EASTFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA = 84.6 SQ M / 911 SQ FT  
EXTERNAL CUPBOARD = 0.8 SQ M / 9 SQ FT  
TOTAL = 85.4 SQ M / 920 SQ FT



**GROUND FLOOR**  
**45.3 SQ M / 488 SQ FT**



**FIRST FLOOR**  
**39.3 SQ M / 423 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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