



36 Cecil Road, Dronfield, Derbyshire, S18 2GU

Saxton Mee

36 Cecil Road

Price Guide

£280,000

Guide price £280,000 - 290,000

Standing on a good size plot this nicely presented three bedroomed semi detached house is conveniently located close to renowned local schooling and good range of local amenities including shops and train station.

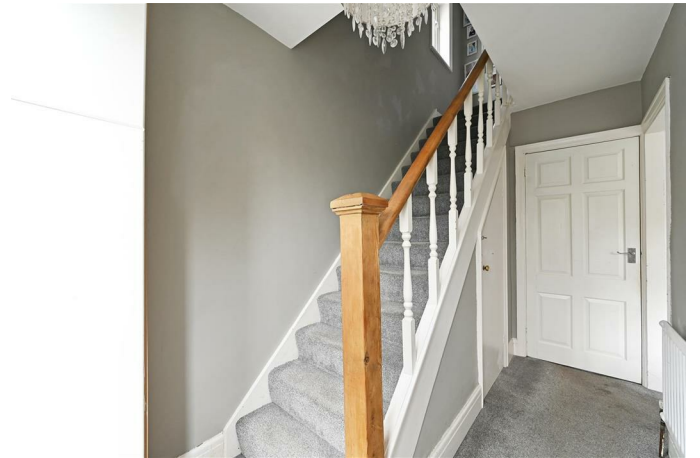
Perfect home for a family, the accommodation offers gas fired central heating and double glazing and briefly comprises: entrance hall, lounge with front bay window and recessed cupboards and shelving, good size family/dining room with doors to the large conservatory that opens out onto the rear garden. Well equipped kitchen. Opening off the landing are two excellent double bedrooms (one with fitted wardrobes) and a good size third bedroom). Bathroom with a white suite including bath and separate shower,

Drive with parking, large garage (23ft x 10ft). Behind the garage is a good size mainly lawned garden with potential (subject to usual consents) for further development if required and being ideal for young children or pets.



- Perfect for a family
- Three bedrooms
- Larger than average gardens with potential for development subject to usual consents
- Good size garage 23ft x 10ft
- Lounge, family room and conservatory
- 1135 sq ft in total
- Sought after residential location
- EPC: D
- Council Tax Band: B
- Tenure: FREEHOLD





36 CECIL ROAD

APPROXIMATE GROSS INTERNAL AREA = 84.4 SQ M / 908 SQ FT

GARAGE = 21.1 SQ M / 227 SQ FT

TOTAL = 105.5 SQ M / 1135 SQ FT

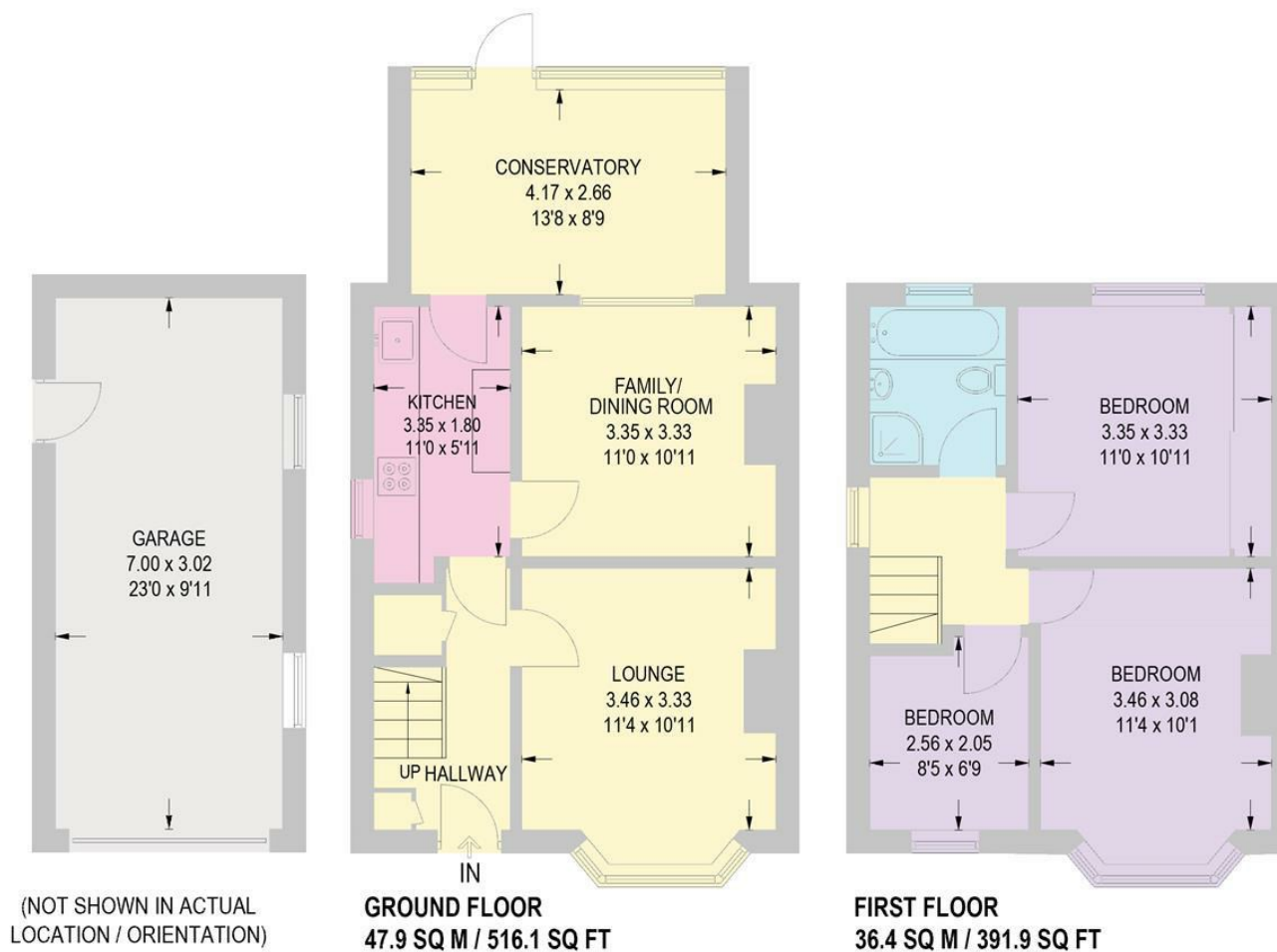


Illustration for identification purposes only,
measurements are approximate, not to scale.

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