



48 Netherfields Crescent, Dronfield, Derbyshire, S18 1UX

Saxton Mee

48 Netherfields Crescent

Price Guide

£270,000

** PRICE GUIDE - £270,000 - £280,000 **

Enviably located, occupying a favoured corner plot, this well presented three bedroomed semi detached house offers spacious accommodation ideal for a family.

Standing within the catchment of renowned local schooling with the town having a comprehensive range of amenities including its own train station. The property offers gas fired central heating, uPVC double glazing and briefly comprises of a porch, hall, downstairs WC, living room which leads through to the dining room with double glazed patio door. Separate kitchen, adjacent utility/breakfast room. Landing of which opens two double bedrooms, single bedroom and excellent shower room.

Most useful loft space (formerly used for hobbies purposes), with loft ladder and has tremendous potential subject to any planning/necessary permissions

Drive, attached garage, mainly lawned garden with decked patio, greenhouse and shed.

- Sought after location
- Spacious accommodation
- Downstairs WC
- Utility/Breakfast room
- Good size garden
- Corner plot
- Appealing rear views
- Renowned local schooling
- EPC: C
- Freehold / Council Tax Band: C



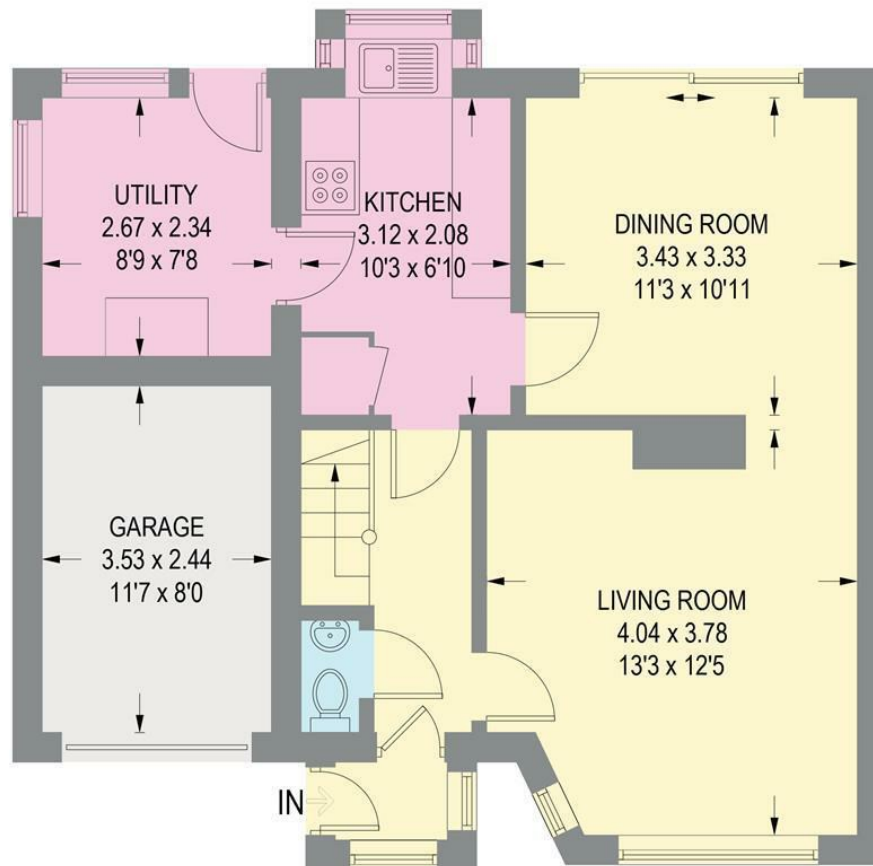


48 NETHERFIELDS CRESCENT

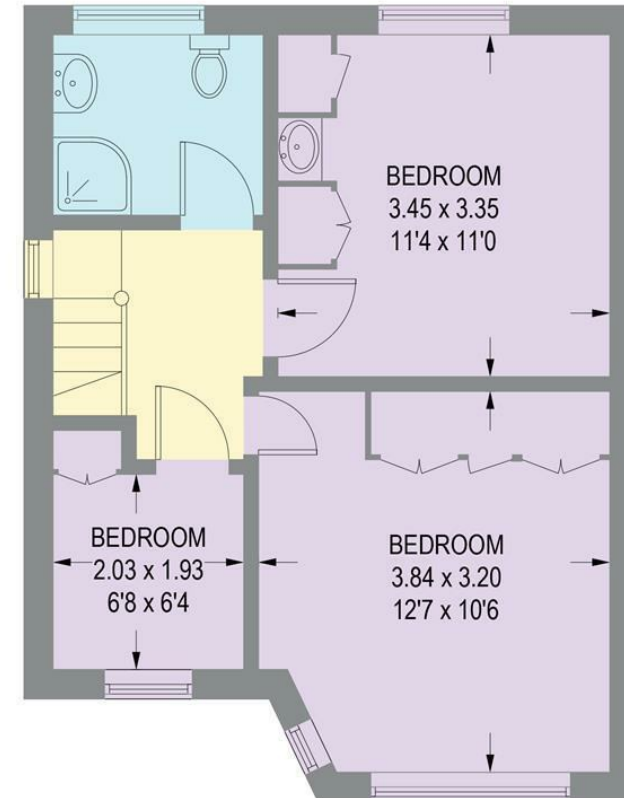
APPROXIMATE GROSS INTERNAL AREA = 90.0 SQ M / 969 SQ FT

GARAGE = 8.3 SQ M / 89 SQ FT

TOTAL = 98.3 SQ M / 1058 SQ FT



GROUND FLOOR (EXCLUDING GARAGE)
49.8 SQ M / 536 SQ FT



FIRST FLOOR
40.2 SQ M / 433 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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