



1 Vale Close, Dronfield, Derbyshire, S18 1SF

Saxton Mee

1 Vale Close

£395,000

Considerably improved and extended by the current owners; this stylishly presented three bedroomed semi detached traditional family home offers spacious open plan living accommodation with the benefit of being well placed for a host of local amenities including the town centre, train station and renowned schooling.

The property offers uPVC double glazing and a new central heating system along with having been re-wired, re-plastered and decorated throughout. The accommodation briefly comprises: entrance porch, hall with downstairs WC, bay windowed living room with French doors to the rear, extended open plan living/dining kitchen with a range of modern units and integrated appliances and door to the rear sun room which in turn leads onto the rear garden.

First floor landing off which opens the generous front facing bay windowed master bedroom, double bedrooms two and three and superb bathroom with separate walk in shower.

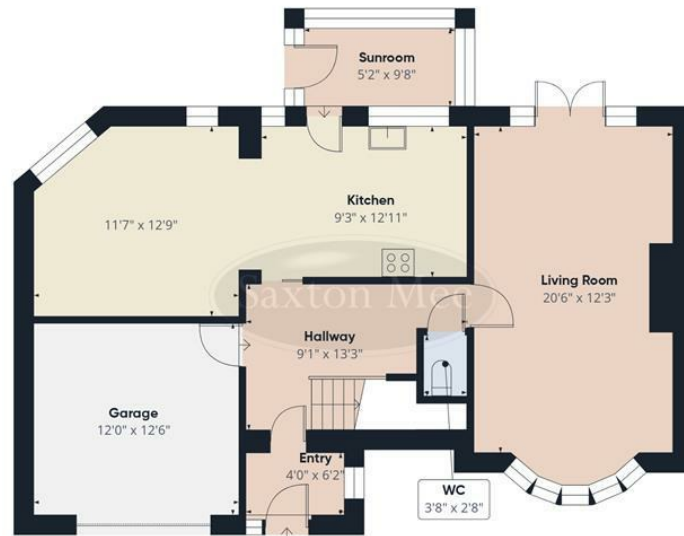
Outside: ample off road parking to the front with lawns and access into the rear garden which is primarily laid for ease of maintenance with gravelled sitting out area and raised beds. Garage store.



- Superb family property with three double bedrooms
- Extended and stylishly presented throughout
- New kitchen and bathroom in recent years
- Close to local amenities including shops, schools and train station
- Small cul-de-sac position
- New central heating, re-plastered and re-wired
- EPC
- Council Tax Band
- Tenure:
- Ample parking and garage store







Floor 0



Floor 1

Approximate total area⁽¹⁾
1369 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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