



32 Warren Rise, Dronfield, Derbyshire, S18 2EB

Saxton Mee

32 Warren Rise

£340,000

Enviably located in this popular and well established area is this immaculate three bedroomed detached house with large attached garage to the side which has potential to extend further to create a large family home.

The property is situated close to local shops and schools and benefits from having gas central heating, uPVC double glazing and private south facing rear garden. Available for sale with no upward chain the accommodation briefly comprises: entrance hall with stairs rising to the first floor, through living/dining room with sliding patio doors to the rear overlooking the garden, fitted kitchen with walk in pantry store cupboard and door to the garage at the side which is currently utilised as a utility room at the rear but provides the opportunity (subject to usual consents) for redevelopment and extension to the first floor. First floor landing, large double bedroom one to the front with bay window and fitted wardrobes, double bedroom two to the rear (again with fitted wardrobes), single bedroom three. Recently modernised shower room with walk in shower, separate WC.

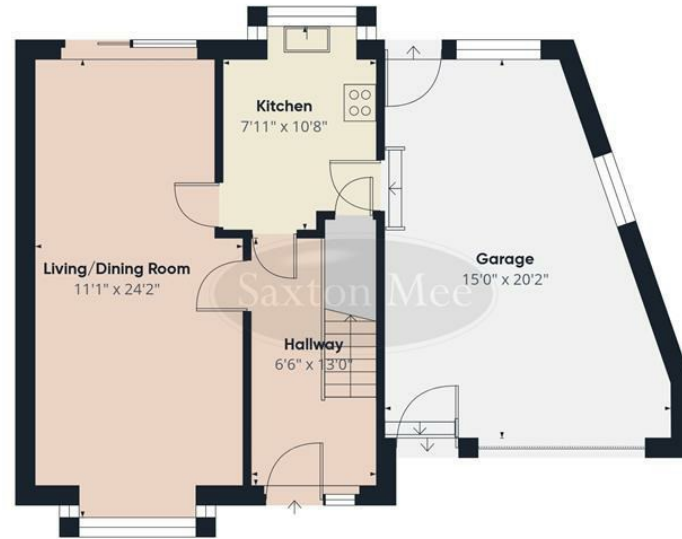
Outside: broad tarmac driveway, good sized rear garden with patio, lawn and well established flower and shrub borders.



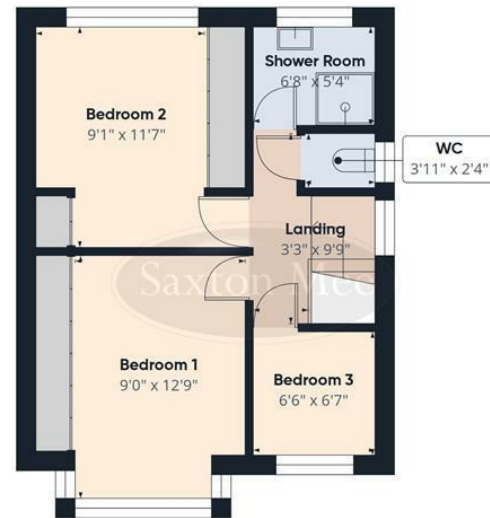
- No upward chain
- Three good size bedrooms
- Large attached garage with potential to improve
- Through living/dining room with doors to the rear
- Gas central heating and double glazing
- Modern shower room
- Immaculate throughout
- Well placed for a host of local amenities and countryside walks
- EPC: D
- Council tax band: C Tenure: Leasehold







Floor 0



Floor 1

Approximate total area⁽¹⁾
1071 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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