



10 Eastfield Road, Dronfield, S18 1YD

Saxton Mee

# 10 Eastfield Road

Offers Around

**£270,000**

A very well presented three bed roomed semi detached home which is enviably located close to local schooling and a good range of amenities in the town.

Having been extended to the rear to offer a superb open plan living/dining/family space the property benefits from uPVC double glazing and gas central heating from the combination boiler along with having had a new roof during recent years.

The spacious accommodation briefly comprises: hall, living room, open plan kitchen/dining/family room with the kitchen having a breakfasting area, understairs pantry cupboard and door to the rear garden. First floor landing off which opens two double bedrooms and single bedroom three. Family bathroom and separate WC.

To the front of the property is a lawned garden with driveway parking and access into the rear. Large patio area and lawns.



- Ideal for first time buyers or a young family
- Spacious extended accommodation
- uPVC double glazing and gas central heating
- Open plan kitchen/dining/family room at the rear
- Recent new roof
- uPVC double glazed and gas central heating via the combination boiler
- EPC:
- Council Tax Band: B
- Tenure: Leasehold £8 per year





Floor 0

Approximate total area<sup>(1)</sup>

854 ft<sup>2</sup>



Floor 1

(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.

GIRAFFE360



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.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

