



10 Eastfield Road, Dronfield, S18 1YD

Saxton Mee



# 10 Eastfield Road

Offers Around

## £270,000

A very well presented three bedroomed 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



Floor 1



**Approximate total area<sup>(1)</sup>**  
854 ft<sup>2</sup>

(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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