



81 Green Lane, Dronfield, Derbyshire, S18 2LP

Saxton Mee

# 81 Green Lane

## Price Guide

# £300,000

Guide price £300,000 - £310,000

A most spacious three double bedroomed stone fronted property located close to the nearby Cliffe park, shops, train station and renowned local schooling. Offering recently refurbished accommodation extending to 1370 sq ft and being ideal for a family or couple.

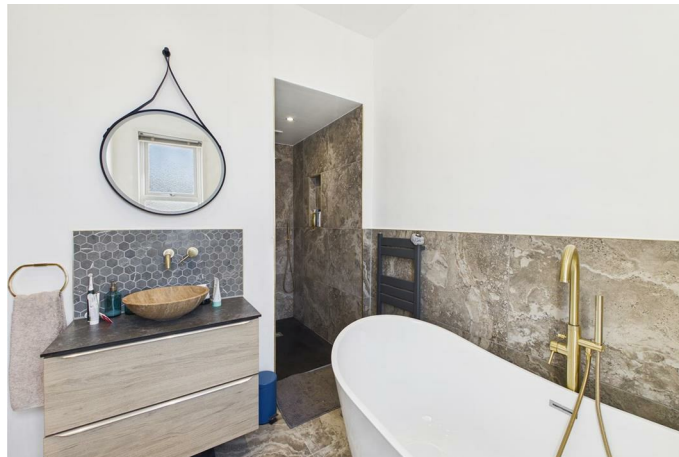
The house has undergone a comprehensive scheme of refurbishment during recent years to now offer a new 'Ideal' gas fired combination boiler, many new radiators, having been virtually re-plastered throughout, upgraded wiring and the dining room and kitchen being opened through to offer a most contemporary new living space with integrated appliances. The conservatory is a new addition along with the rear garden having been landscaped.

The stylishly presented accommodation briefly comprises: entrance hall with stairs rising to the first floor and useful cupboard space under leading to the cellar, lounge with front facing window, stylish kitchen/dining room with its range of new units, breakfast bar and doors leading into the uPVC double glazed conservatory. First floor landing, master bedroom to the rear with newly installed en-suite shower room, double bedroom two and three with built in cupboard. Luxurious family bathroom with separate bath and walk in shower which again is newly installed and adds that touch of elegance to the house.

Private enclosed rear garden which has been recently landscaped to offer slate paths and sleepered beds with well stocked plants. There is also a new greenhouse.

- Most spacious three bedroomed stone fronted property
- Favourably located close to Cliffe, the town centre and train station
- Pretty low maintenance garden
- Open plan dining kitchen
- Excellent bathroom
- Double glazing and central heating
- EPC: D
- Council Tax Band: B
- Tenure: Freehold





# 81 GREEN LANE

APPROXIMATE GROSS INTERNAL AREA = 108.3 SQ M / 1165 SQ FT

CELLAR = 19.9 SQ M / 214 SQ FT

TOTAL = 128.2 SQ M / 1379 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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