



36 Fletcher Avenue, Dronfield, Derbyshire, S18 1RX



# 36 Fletcher Avenue

Price Guide

## £260,000

Guide price £260,000 - £270,000

This most attractively presented three bedroomed semi detached house has been stylishly refurbished during recent years and is complemented by a most appealing landscaped rear garden.

Offering gas fired central heating and uPVC double glazing the property which is ideal for a first time buyer or young family is favourably located standing on a small cul-de-sac, close to renowned local schooling and within easy reach of the train station, nearby parks and Civic /sports centre.

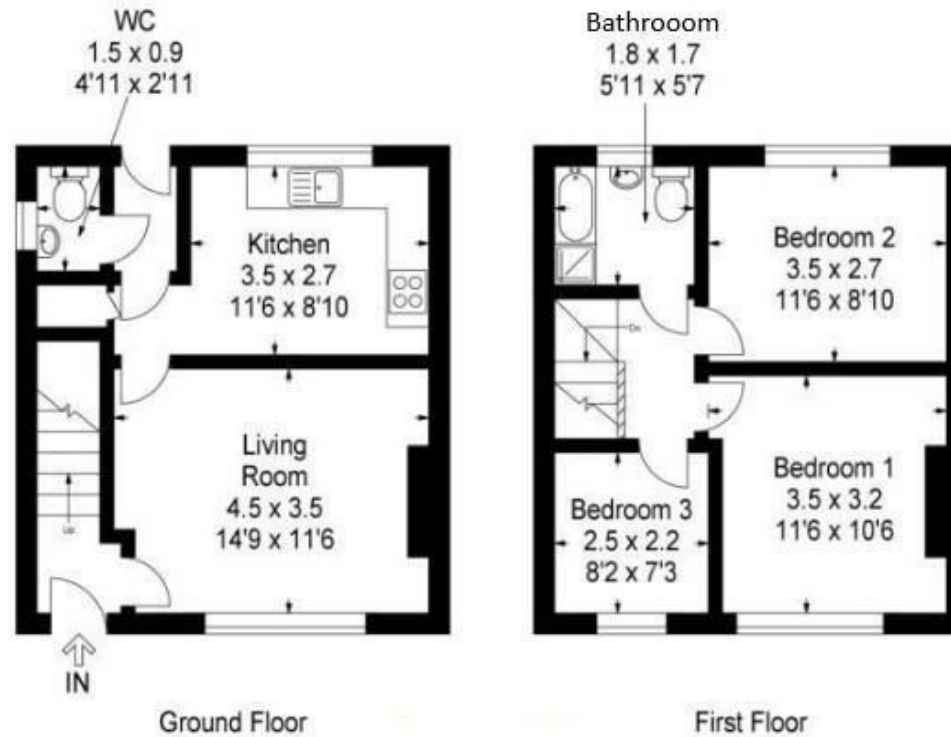
Entrance hall, living room with a log effect gas burning stove, superbly equipped dining kitchen, downstairs cloakroom/WC and most useful store cupboard. First floor landing, two double bedrooms, good size single bedroom and excellent family bathroom.

Ample forecourt parking, superb rear garden with a recent new Indian stone patio with glass balustrading. Lawn beyond and further matching patio at the far end where there is a useful timber garden store and external lighting.



- Stylishly presented
- Ideal for FTB/young family
- Most appealing landscaped rear garden
- Convenient location - near renowned schooling and train station
- Gas central heating and double glazing
- Ample forecourt parking with EV charging point
- EPC: C
- Council Tax Band: A
- Tenure: Freehold





Approximate Internal Floor Area 775 Sq Ft / 72 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110027)

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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)

