



24a Gomersal Lane, Dronfield, S18 1RU

Saxton Mee

24a Gomersal Lane

Price Guide

£225,000

Guide price £225,000 - £230,000

This quite superb three bedroomed semi detached house offers attractively presented and surprisingly spacious accommodation which has been extensively refurbished during recent years.

Offering gas fired central heating via a combination boiler fitted in 2019 (along with every room having separate Tado climate control for heating) and uPVC double glazing, the house is most conveniently located only a few hundred metres from the nearby renowned infants and juniors schools and within easy access of secondary school, train station and Civic Centre.

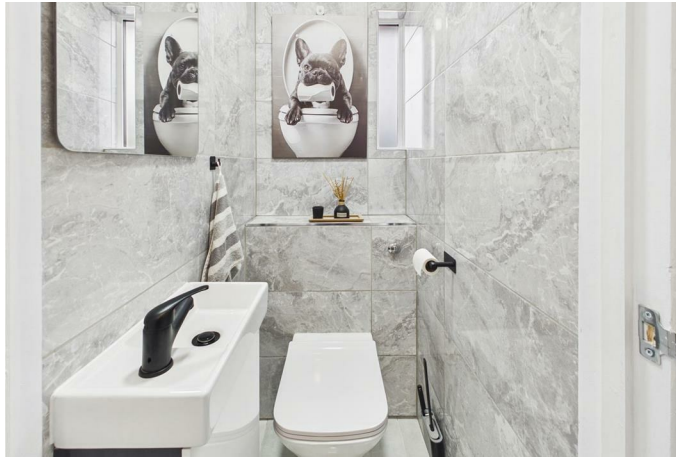
Offered for sale with vacant possession and no upward chain the property would be the perfect purchase for a first time buyer or young family however it should be noted that the dwelling is on "non standard construction (Wimpey No Fines)" and any interested party would need to check with their lender prior to offering.

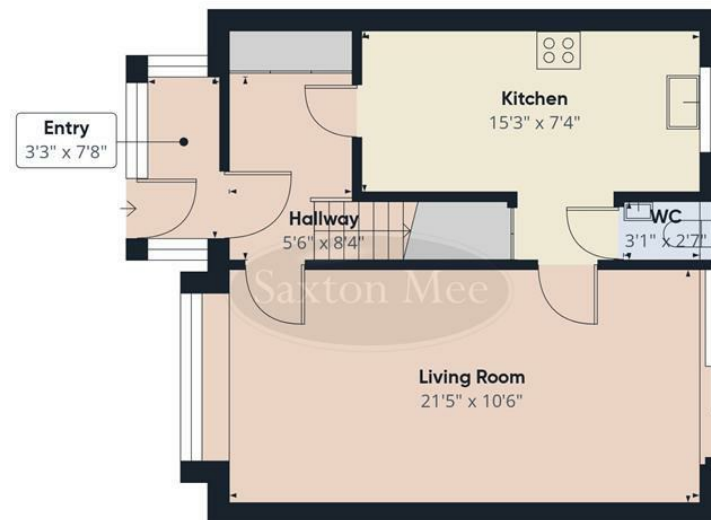
Accommodation comprises: entrance porch, spacious hall with stairs rising to the first floor and useful cloaks storage cupboard, living / dining room with recent sliding patio doors to the rear garden, outstanding kitchen fitted again during recent years, downstairs refurbished cloakroom/WC. First floor landing off which opens two excellent double bedrooms and a good size third bedroom presently utilised as a home office, excellent bathroom with shower over the bath.

Block paved forecourt, there is a possibility (subject to the usual consents) to create a drop kerb and full driveway. Superb split level porcelain paved entertaining terrace/sitting out area to the rear.



- Truly superb semi detached house
- Attractively refurbished
- Tastefully appointed
- Outstanding new kitchen
- Porch , hall and outstanding WC
- Three good size bedrooms
- Gas central heating and double glazing
- Low maintenance new porcelain tiled patio entertaining area to the rear
- Viewing highly recommended
- EPC: D Council Tax Band: B Tenure: Freehold





Floor 0



Floor 1



Approximate total area⁽¹⁾
903 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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