



5 Derwent Road, Dronfield, S18 2FN

Saxton Mee

# 5 Derwent Road

## £400,000

This nicely proportioned three double bedroomed detached house offers well maintained split level accommodation which is equally ideal for a couple or family and is most conveniently located within easy reach of the centre of town and its comprehensive range of amenities including renowned schooling, train station, supermarkets and sports centre.

Offered for sale with vacant possession and no upward chain, the house stands on a favoured corner plot complemented by a private attractively set out westerly facing rear garden with a recently tarmac drive providing ample off road parking and access to the two good size garages. The property has the benefit of recent new windows, new front door, oak style internal doors, gas fired combination boiler and briefly comprises: reception hall, downstairs cloakroom/WC, John Lewis kitchen with Bosch fan assisted electric oven, dining area, adjacent utility with back door and personnel door to the second garage. Half landing off which opens the good size living room with patio door to the garden. Double bedroom 3 which was formerly used as a study, landing off which opens two further double bedrooms. Excellent shower room which was refurbished around 2023.

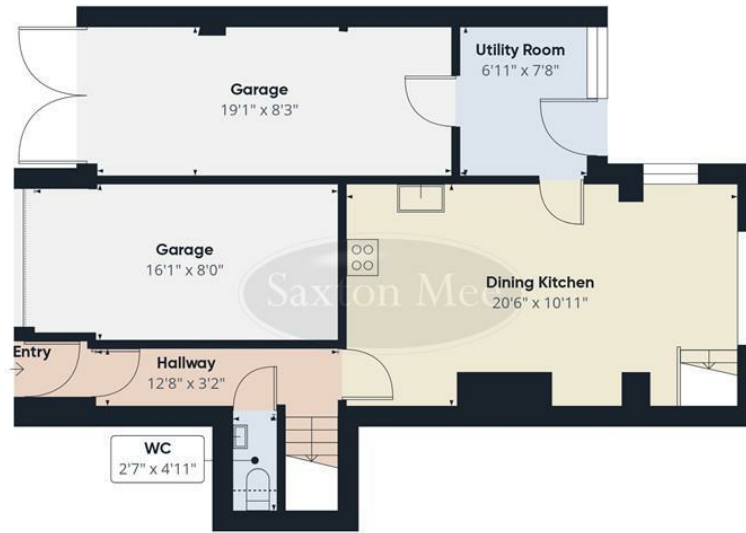
Outside: ample off road parking, two good size garages with there being potentially (subject to planning consent) room to the side to extend. Attractively set out private rear garden with stone flagged patios, lawn and well established beds.



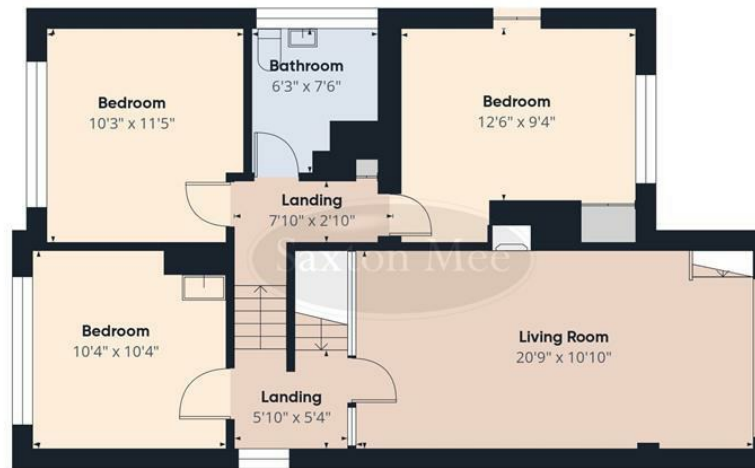
- Superb three double bedroomed detached split level house
- Most convenient locality near to amenities
- Renowned local schooling and close to train station
- John Lewis dining kitchen
- Spacious lounge
- Recent driveway and new windows/doors
- Two garages - private westerly facing garden
- Vacant possession, no upward chain
- Council Tax Band D







Floor 0



Floor 1



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

1327 ft<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

(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.

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)

