



26 Warren Rise, Dronfield, S18 2EB

Saxton Mee

26 Warren Rise

Offers In The Region Of

£270,000

This excellent three bedroomed semi detached house is complemented by an attractive south facing private rear garden, drive and large attached garage.

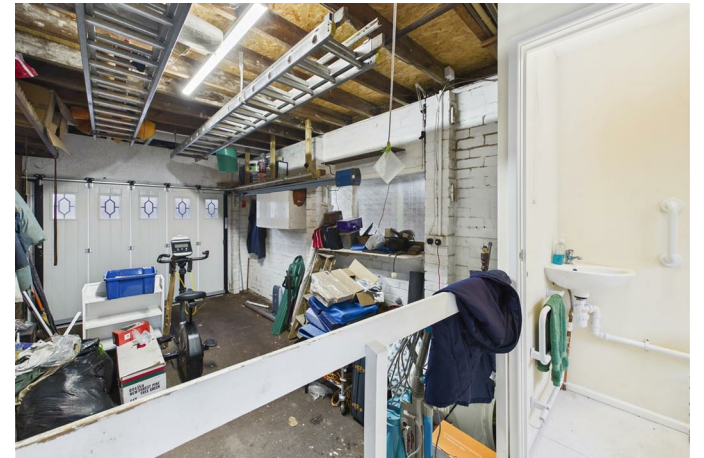
Favourably located within this increasingly desirable residential area well served by a host of shops, renowned schooling and ease of access to the town centre with its wide range of amenities including train station. Offered for sale with vacant possession and no upward chain the property has been a much loved family home for many years and has been well maintained with the benefit of a new roof to the garage within recent years.

Offering gas fired central heating and uPVC double glazing the property comprises: reception hall, nicely proportioned living room, with sliding doors to the dining room which has twin French doors to the garden. Fitted kitchen with pantry and personnel door to the large attached garage which doubles as a utility area to the rear where there is also a downstairs WC. First floor landing off which opens two double bedrooms (both having built in wardrobes), single third bedroom, shower room and separate WC.

Drive with ample parking, ornamental front garden, appealing rear garden with stone flagged patio, lawn and variety of plants and shrubs along with a useful store to the rear of the house



- Excellent three bedroomed 1950s semi detached home
- Attractive south facing private rear garden
- Sought after locality
- Good range of amenities nearby
- Renowned local schooling
- Gas central heating with Worcester combination boiler and uPVC double glazing
- Large attached garage with downstairs WC
- No upward chain
- Distant southerly views
- EPC: D Tenure: Leasehold Council Tax Band B





Floor 0



Floor 1



Approximate total area⁽¹⁾
990 ft²

(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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