



12 Appletree Drive, Dronfield, S18 1SG

Saxton Mee

12 Appletree Drive

Price Guide

£260,000

Guide price £260,000 - £270,000

A really good three bedroomed semi detached house standing in a most convenient location on a small cul-de-sac only a few hundred yards from the excellent Dronfield infants and junior schools and within easy reach of Henry Fanshaw secondary school.

Dronfield is a very popular town having a comprehensive range of amenities including sports centre and train station. The property which is available for immediate occupation on completion with no upward chain, offers gas fired central heating, double glazing and while it has been extended to the rear, it would benefit from general upgrading. The accommodation briefly comprises: hall, living room with stone fireplace, large dining/family room which lends itself to being opened through to the adjacent kitchen. Opening off the landing on the first floor are two double bedrooms, single bedroom and excellent shower room with airing cupboard housing the Main combination boiler.

Driveway leads in providing ample off road parking to the front with there being an attractive private garden to the rear which enjoys the afternoon sun and is set down to lawn with an aluminum framed greenhouse and large shed.



- Excellent three bedroomed semi detached house
- Extended to the rear on the ground floor
- Double glazing and gas central heating with a combination boiler
- Vacant possession with no upward chain
- Attractive private rear garden
- Favoured cul-de-sac location
- Close to renowned schooling
- Considerable potential
- EPC: tbc
- Council Tax: Band B Tenure: Freehold







Floor 0



Floor 1



Approximate total area⁽¹⁾
886 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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