



307 Derbyshire Lane, Sheffield, S8 8SG



307 Derbyshire Lane

£335,000

A well presented 1930's detached bungalow offering extended accommodation and being well placed for a host of local amenities including shops, schools, parks, regular bus service and the city centre.

The property is being sold with NO CHAIN and vacant possession and briefly comprises: entrance hall, spacious bay windowed lounge with feature fire, front facing double bedroom one with fitted wardrobes to one wall, large bathroom with corner bath and shower over, bedroom two, dining kitchen with a range of fitted units, integrated appliance and space for a table and chairs, bedroom three (presently used as a sitting room), rear facing sun room with door onto the garden. There is a most useful loft space with a pull down ladder.

Outside: shared driveway leads to the gated rear garden with detached concrete sectional garage, ornamental pond, lawned gardens, patio and detached timber shed.

The bungalow benefits from having an air source heat pump and solar panels with an impressive B rating for energy efficiency.



- Detached 1930's bay windowed bungalow
- Three bedrooms and large family bathroom
- Living room and sun room
- Generous rear garden with detached concrete garage , lawns and shed
- Air source heat pump and solar panels
- No upward chain
- Vacant possession
- Large loft space (ideal for conversion subject to any necessary consents)
- EPC: B
- Council Tax Band: C





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1325 ft²

Reduced headroom

126 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.

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
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

