

9 Robert Close, Unstone, Dronfield, Derbyshire, S18 4DJ

Saxton Mee

9 Robert Close

Unstone

Price Guide

£260,000

Guide price £260,000 - £270,000

This attractively presented three bedroomed semi detached house offers great value for money being realistically priced and is ideal for a young family being tucked away from the main thoroughfare on a small cul-de-sac within Unstone.

The village has both infants and junior schools and is well placed to the nearby town of Dronfield with its excellent range of amenities together with Chesterfield and the motorway network links. Offering gas fired central heating via a combination boiler installed in 2022 along with uPVC double glazing, the nicely proportioned accommodation briefly comprises: recessed porch, hall, living room, well equipped kitchen, dining room and uPVC double glazed conservatory.

First floor landing, double bedroom one having superb recently fitted wardrobes by Sharps, second double bedroom, single bedroom three , family bathroom with shower over the bath. Space saver steps lead up to the useful attic space with velux style windows, ample storage and wash hand basin.

Outside: broad off road parking on the driveway to the front, the rear garden being fully enclosed with lawn, patio entertaining area, pergola and shed.

- Quiet cul-de-sac position
- Small village on the outskirts of Dronfield and Chesterfield
- Excellent accommodation - all made to measure blinds included in the sale
- Useful attic space
- Lounge, dining room and separate conservatory
- Superb recently fitted wardrobes to the master bedroom
- Enclosed garden with pergola, patio and shed
- Off road parking
- Double glazing and central heating with boiler being installed in 2022
- EPC: D Council Tax Band: B Tenure: Freehold













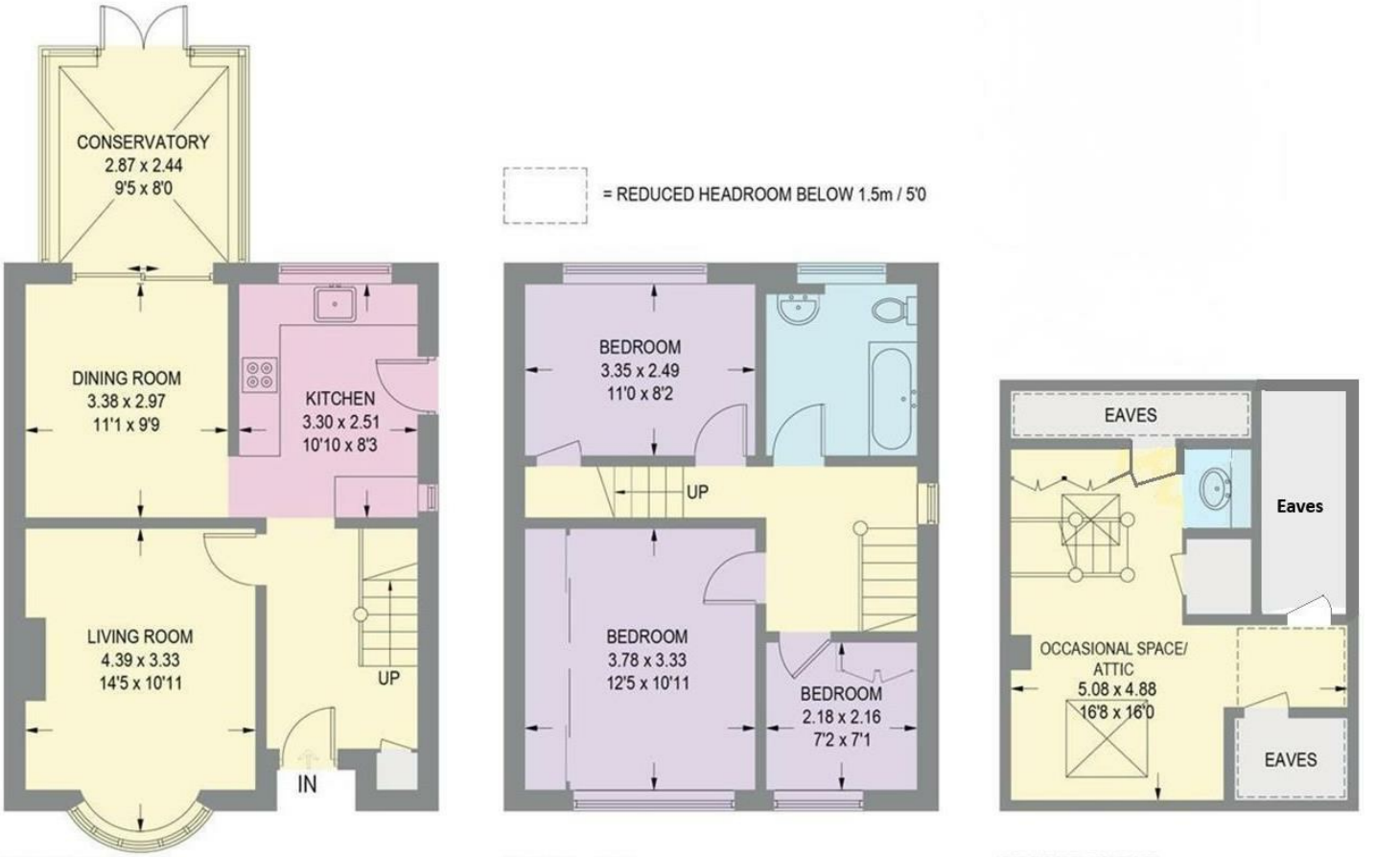






9 ROBERT CLOSE

APPROXIMATE GROSS INTERNAL AREA = 110.7 SQ M / 1191 SQ FT



GROUND FLOOR
49.8 SQ M / 536 SQ FT

FIRST FLOOR
41.9 SQ M / 451 SQ FT

SECOND FLOOR
19 SQ M / 204 SQ FT (EXCLUDING EAVES)

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.'

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