



34 Bents Crescent, Dronfield, S18 2EY

Saxton Mee

34 Bents Crescent

Chain Free

£335,000

Offering nicely proportioned and quite deceptive accommodation this excellent three bedrooomed detached bungalow benefits from having been extended to the rear and stands on the favoured southerly side of the road with the garden taking full advantage of the afternoon sun.

The spacious accommodation offers uPVC double glazing, gas fired central heating and has had attractive replacement internal doors. The property benefits from appealing far reaching views from the lounge and dining kitchen along with the garden which extends considerably in the direction of Chesterfield. Offered for sale with a short established upward chain, the property briefly comprises: entrance porch, hallway, good sized extended well equipped dining kitchen, spacious living room inner hallway off which opens two double bedrooms, bathroom and separate WC. The original third bedroom is currently utilised as a office/study.

Regular block paved driveway leads in with twin gates, car port and excellent large attached garage with inspection pit and rear personnel door.

Attractive private south facing enclosed garden with split level patio, lawn and shed.



- Deceptively well proportioned and extended detached bungalow
- Impressive southerly views
- Private enclosed well established rear garden
- Block paved drive, car port and large attached garage
- Gas central heating and double glazing
- Extended living room and extended kitchen
- Sought after locality
- Short established upward chain
- Leasehold
- EPC: D Council Tax Band: C



Very briefly, the process is as follows. The buyer signs a Purchase Agreement with the seller. This agreement outlines the purchase price, closing date, and other pertinent details. The buyer then applies for a mortgage loan. This application includes financial information such as income, employment history, credit score, and assets. The lender reviews the application and approves or denies the loan. If approved, the buyer and seller sign a Sales Contract. This document specifies the purchase price, terms of payment, and conditions of the sale. The buyer makes a down payment and begins the closing process. The closing involves the transfer of title, payment of taxes and fees, and the final distribution of funds. The seller receives the proceeds and the buyer takes possession of the property.

