



32 Salisbury Road, Dronfield, S18 1UF

Saxton Mee

32 Salisbury Road

Price Guide

£310,000

Guide price £310,000 - £320,000

Enviably located overlooking the golf course, this nicely proportioned three bedroomed detached house enjoys an open rear aspect with views across the town.

Equally ideal for a family or couple the property benefits from double glazing and a gas fired Worcester combination boiler fitted around 2019. Sensibly priced reflecting the need for some upgrading of fittings the property briefly comprises of a porch, entrance area which opens into the good sized living room. This in turn opens into the dining area with adjacent fitted kitchen, utility with personnel door to the garage. Opening off the landing from the first floor are two double bedrooms and third single bedroom which all take advantage of the appealing views. Bathroom with coloured suite.

Driveway, attached garage and enclosed rear garden with lawn, patio and shed.



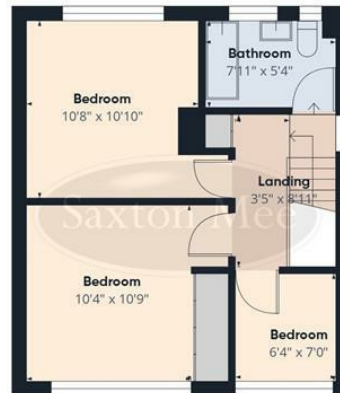
- Superb location
- Rural fringe of the town
- Situated immediately opposite the golf course
- Open rear aspect with views over the town
- Double glazing and gas central heating
- Sensibly priced reflecting the need for some upgrading
- Gardens to the front and rear
- Drive and attached garage
- Worcester combination boiler fitted ion 2019
- EPC: TBC Council Tax Band: C Tenure: Leasehold







Floor 0



Floor 1



Approximate total area⁽¹⁾

1045 ft²

Reduced headroom

14 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.

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