



3 Kipling Close, Dronfield, S18 1NH

Saxton Mee

3 Kipling Close

Price Guide

£325,000

Guide price £325,000 - £335,000

Considerably extended to the rear; this deceptively well proportioned and nicely presented three double bedroomed detached bungalow is favourably located on a small cul-de-sac within this popular and well established area close to the golf club with lovely walks nearby.

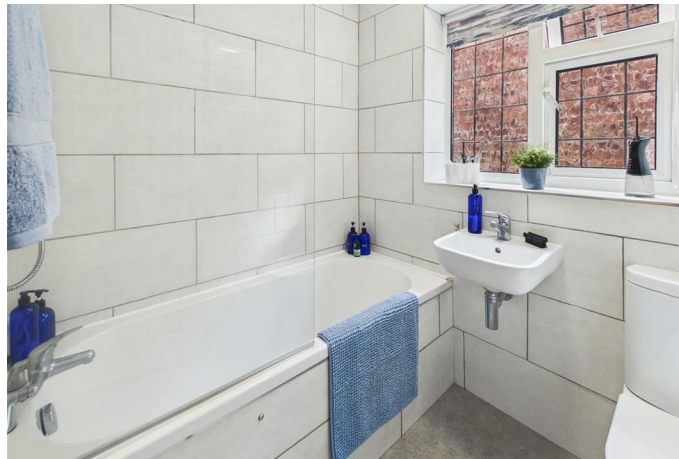
Dronfield has a comprehensive range of local amenities and is a highly sought after town with excellent transportation links having its own railway station, supermarkets and sports centre.

Stylishly presented the accommodation has uPVC double glazing and gas fired central heating via a combination boiler fitted in 2020. Hall, spacious living room which opens through to the dining area with sliding patio doors to the private rear garden. Well equipped kitchen with a range of built in appliances, three double bedrooms and excellent bathroom.

Drive to the front, good size garage currently used as a workshop/hobbies room. Attractively set out private rear garden with patio, lawn and summerhouse.



- Three double bedrooms
- uPVC double glazing and gas central heating
- Extended to the rear
- Private enclosed rear garden
- Garage and parking
- Quiet cul-de-sac
- EPC:
- Council Tax Band - C
- Tenure: Leasehold





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
908 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.

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

