



12a Alice Way, Unstone, Dronfield, Derbyshire, S18 4DN

Saxton Mee

# 12a Alice Way

## Unstone

Offers Around

**£395,000**

**\*\* Offers Over £395,000 \*\*** A superb opportunity to acquire a **FIVE BEDROOMED** and **TWO BATHROOMED** detached family home which is enviably located at the end of a small cul-de-sac with appealing views across fields and countryside to the front.

Considerably extended the property offers gas fired central heating via an Ideal Logic combination boiler, uPVC double glazing and is conveniently placed with ease of access to Dronfield, Chesterfield and the by-pass to Sheffield.

Entrance porch, reception hall, generously proportioned living room with patio doors to the rear garden and feature fire surround with multi fuel stove. Separate dining room which lends itself to be opened up into the adjacent large kitchen which has a range of units and integrated appliances, utility with personnel door to the rear garden, garage and downstairs WC. First floor landing off which opens five double bedrooms (one with en-suite shower room), and a family bathroom.

Integral garage, drive, walled forecourt and enclosed level rear garden with lawn, patio and decking.



- Beautifully proportioned family home
- Five double bedrooms and two bathrooms
- Spacious living room
- Kitchen, utility and downstairs WC
- Favoured cul-de-sac position
- Appealing views
- Enclosed level garden
- Viewing recommended
- EPC: C
- Council Tax Band: Tenure:



# 12A ALICE WAY

APPROXIMATE GROSS INTERNAL AREA = 167.2 SQ M / 1799 SQ FT

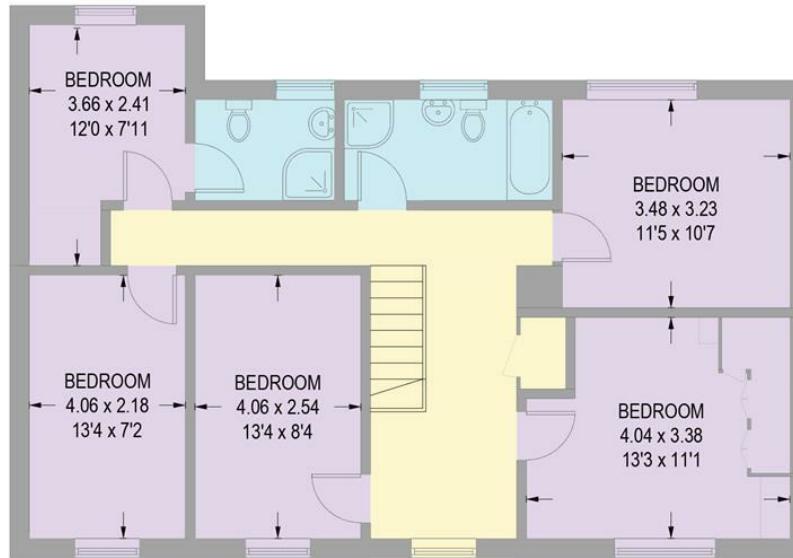
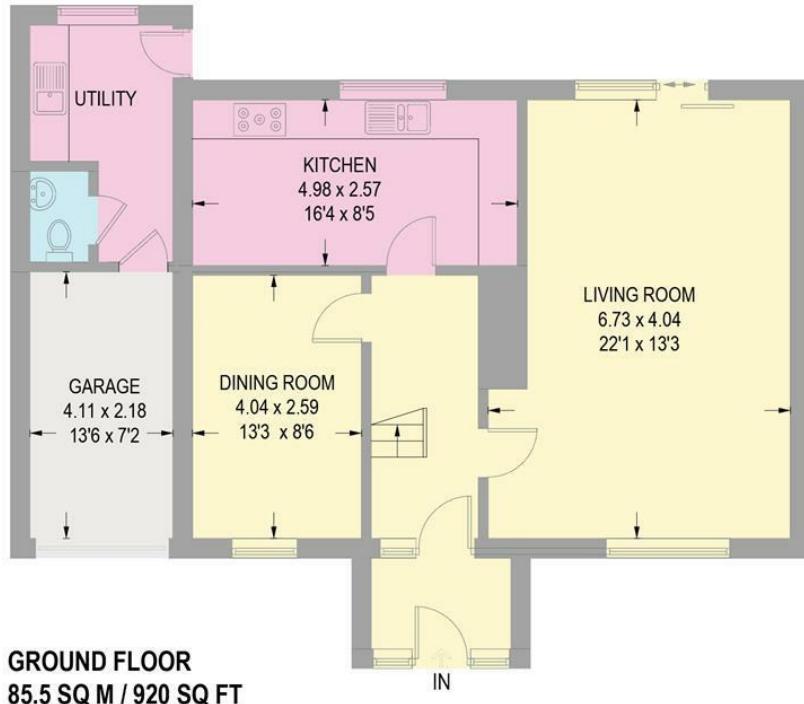


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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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