



2 Gosforth Close, Dronfield, S18 1NT



2 Gosforth Close

£320,000

Favourably located within walking distance of the Civic Centre yet within easy reach of the Peak District National Park is this sensibly priced three/four bedroomed detached home with considerable potential to improve.

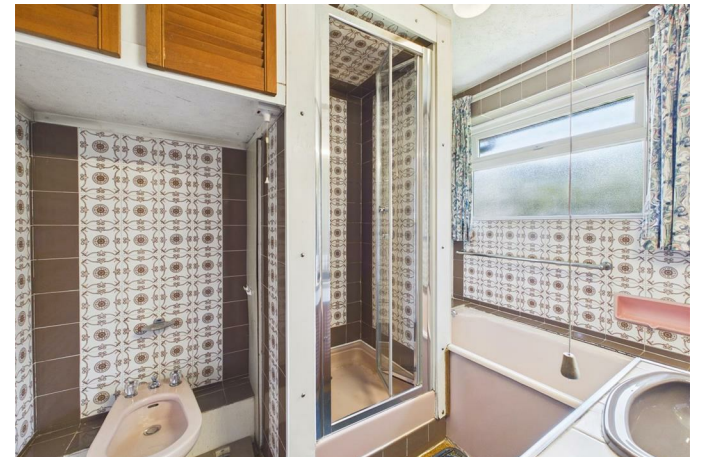
Offering gas fired central heating and uPVC double glazing, the property stands on the end of a small cul-de-sac with a host of local amenities close by including renowned schooling, parks, shops and sports centre. The accommodation extends to over 1600 sq ft and briefly comprises: entrance hall, cloakroom/WC, through lounge/dining room, ground floor bedroom/study/playroom, separate dining room, kitchen with rear lobby and additional WC. Large utility room which leads through via a wide hallway to the front elevation and into a store room and garage.

First floor landing, three good size double bedrooms, separate WC and bathroom with small bath and walk in shower.

Outside: driveway leads in providing ample parking for several cars, attached garage with side entrance. Lawned gardens to the front side and rear with well maintained herbaceous beds and patio



- Favourably located for the town and Peak District National Park
- Small quiet cup-de-sac position
- Sensibly priced reflecting the need for modernisation
- Three/four bedrooms and separate lounge and dining room
- Generous established gardens
- Large garage, store and utility
- No chain - over 1600 sq ft of accommodation
- Tenure: Freehold
- EPC: TBC
- Council Tax Band: E





Floor 0



Floor 1



Approximate total area⁽¹⁾
1627 ft²
Reduced headroom
2 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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