



7 Gosforth Green, Dronfield, S18 1PS

Saxton Mee

7 Gosforth Green

Offers Around

£250,000

A well maintained three bedroomed house offering nicely proportioned accommodation perfect for a young family or couple.

The property is favourably located on a small cul-de-sac within easy reach of the Civic Centre, Sainsburys supermarket, and renowned local infant/junior and secondary schooling. Offered for sale with vacant possession and no upward chain, the accommodation offers gas fired central heating, uPVC double glazing and briefly comprises: porch, hall, useful store cupboard and downstairs WC, well equipped recently installed kitchen (white goods available), good size living/dining room with sliding patio doors to the rear garden. First floor landing with access to the loft space, main bedroom with fitted bedroom furniture, two further bedrooms. Bathroom with shower over the bath.

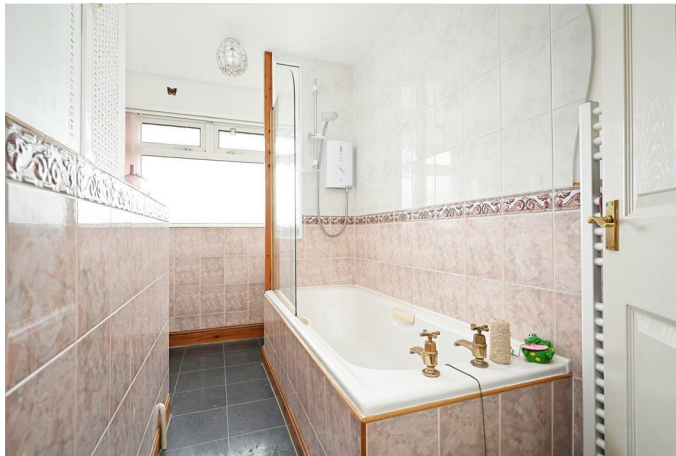
There is the possibility of extending to the rear to accommodate a fourth bedroom (of which the vendors would provide planning permission if so required),

Drive, integral garage, external store and greenhouse Generous rear garden with an abundance of mature shrubs and trees, ornamental pond and paved patio area.



- Superbly located - vendors will obtain planning permission for a fourth bedroom if required
- Ideal for FTB or young family
- Close to the Civic Centre, Sainsburys and renowned local schooling
- Furniture and white goods available by separate negotiation
- Generous rear garden
- Integral garage and off road parking
- Gas central heating and double glazing
- Recently fitted kitchen
- No upward chain
- Leasehold / Council Tax Band B / EPC: C





7 GOSFORTH GREEN

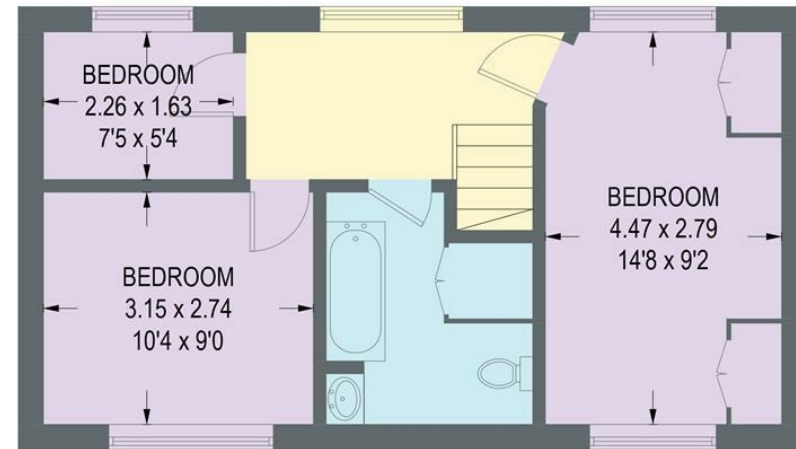
APPROXIMATE GROSS INTERNAL AREA = 86.8 SQ M / 934 SQ FT (INCLUDING EXTERNAL CUPBOARD)

GARAGE = 13.1 SQ M / 141 SQ FT

TOTAL = 99.9 SQ M / 1075 SQ FT



GROUND FLOOR
46.1 SQ M / 496 SQ FT



FIRST FLOOR
40.7 SQ M / 438 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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