



36 Fletcher Avenue, Dronfield, Derbyshire, S18 1RX



36 Fletcher Avenue

£270,000

This most attractively presented three bedroomed semi detached house has been stylishly refurbished during recent years and is complemented by a most appealing landscaped rear garden.

Offering gas fired central heating and uPVC double glazing the property which is ideal for a first time buyer or young family is favourably located standing on a small cul-de-sac, close to renowned local schooling and within easy reach of the train station, nearby parks and Civic /sports centre.

Entrance hall, living room with a log effect gas burning stove, superbly equipped dining kitchen, downstairs cloakroom/WC and most useful store cupboard. First floor landing, two double bedrooms, good size single bedroom and excellent family bathroom.

Ample forecourt parking, superb rear garden with a recent new Indian stone patio with glass balustrading. Lawn beyond and further matching patio at the far end where there is a useful timber garden store and external lighting.



- Stylishly presented
- Ideal for FTB/young family
- Most appealing landscaped rear garden
- Convenient location - near renowned schooling and train station
- Gas central heating and double glazing
- Ample forecourt parking with EV charging point
- EPC:
- Council Tax Band: A
- Tenure: Freehold





Floor 0



Floor 1



Approximate total area⁽¹⁾
652 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.

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