



17 Landseer Close, Dronfield, Derbyshire, S18 1TF



17 Landseer Close

£425,000

Quite possibly one of the best value family homes currently available on the market is this superb four bedroomed and two bathroomed detached house which is most conveniently located within easy reach of renowned local schooling, Sindelfingen Park and a comprehensive range of local amenities including the train station.

Considerably extended, the property offers gas fired central heating via an Alpha combination boiler, uPVC double glazing and briefly comprises: reception hall, nicely proportioned through lounge/dining room, excellent uPVC double glazed conservatory, extended well equipped kitchen with integrated appliances, side hall/utility with downstairs cloakroom/WC leading off. There is also a good size study ideal for anyone working from home. First floor landing, master bedroom with en-suite shower room, three further good size bedrooms and superb family bathroom with bath and separate shower.

Outside: private enclosed south westerly facing rear garden with drive to the rear and single garage.



- Beautifully proportioned detached family home
- Four good size bedrooms and two bathrooms
- Study, utility and downstairs WC
- Excellent uPVC double glazed conservatory
- Favoured cul-de-sac
- Most convenient location
- Viewing highly recommended
- EPC
- Council Tax Band
- Tenure:







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

144 m²

Reduced headroom

0.5 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m

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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