



40 Paddock Way, Dronfield, S18 2FF

Saxton Mee

# 40 Paddock Way

Price Guide

## £325,000

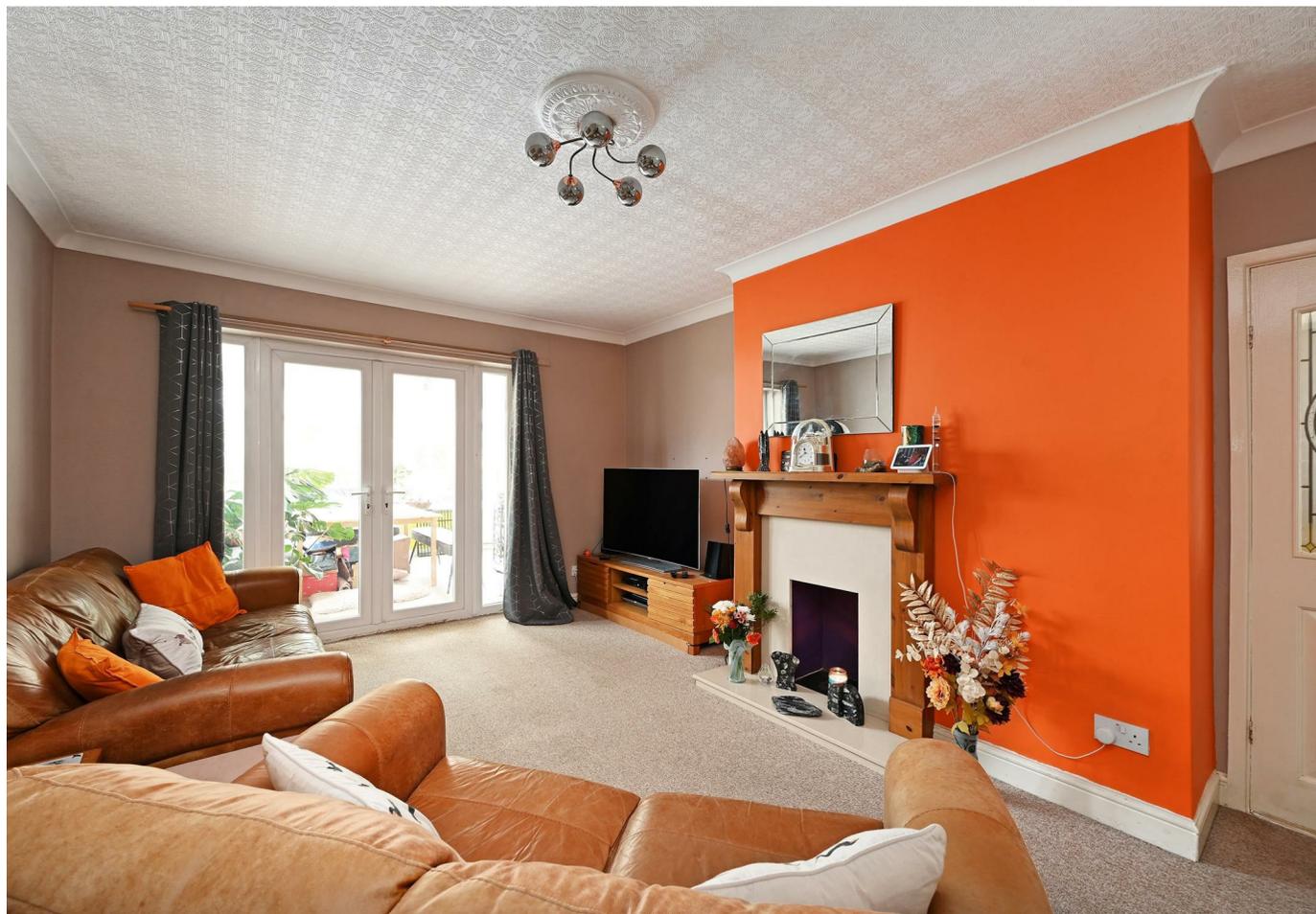
Guide price £325,000 - £335,000

This deceptively well proportioned detached dormer bungalow is the perfect family home offering **FOUR BEDROOMS AND TWO BATHROOMS** and being enviably located on this popular cul-de-sac standing within easy reach of renowned local primary and secondary schooling together with nearby parks and train station.

Offered for sale with **NO CHAIN** the property has uPVC double glazing and gas central heating via a new combination boiler which has been installed within recent years.

The surprisingly spacious accommodation briefly comprises; entrance hall, generous lounge with French doors to the large 'L' shaped family /dining room which overlooks the garden and opens through to the kitchen area with there being a range of units. Two double bedrooms, single bedroom (ideal as a home office), excellent refurbished shower room. First floor double bedroom with en-suite shower room and excellent eaves storage.

Outside: Tarmac drive with EV charging point, attractively set out rear garden with lawn, private patio entertaining terrace with far reaching views and useful timber shed. Greenhouse.



- No upward chain
- Sensibly priced and deceptively spacious family home
- Four bedrooms and two bathrooms
- Generous lounge
- Large open plan family/ 'L' shaped dining kitchen overlooking the garden
- Attractive rear garden with views
- Recently installed gas combination boiler
- Superb shower room fitted within the last two years
- EPC: D
- Tenure: Leasehold / Council Tax Band: D





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APPROXIMATE GROSS INTERNAL AREA = 110.3 SQ M / 1187 SQ FT  
(EXCLUDING EAVES)



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.