



34 Gainsborough Road, Dronfield, S18 1QW

Saxton Mee

34 Gainsborough Road

£315,000

This impressive three bedroomed semi detached house offers beautifully proportioned accommodation having been extended to the side on the ground floor. Particularly well located within the popular and established residential area, convenient for renowned schooling, park and Civic/sports centre, the property is ideally suited for a family and offers gas fired central heating, uPVC double glazing and briefly comprises: hall living room with feature brick fireplace, dining area, conservatory,, superb extended well equipped breakfast kitchen with pantry, integrated appliances and personnel door to the garage which double as a utility area. First floor landing with both double bedroomed having wardrobes, third single bedroom and bathroom with a white suite.

Set well back from the road the property has a long drive, attached garage and path providing access to the rear garden which comprises of a decked entertaining terrace with garden beyond set down primarily to lawn.

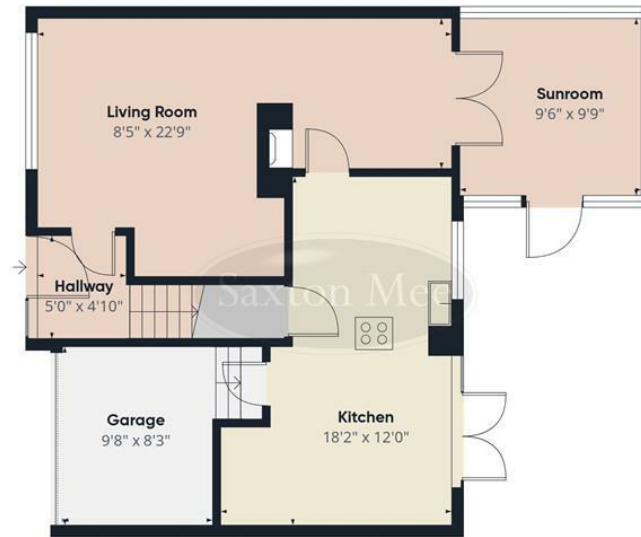
NOTE: Plans have been passed for a double story extension to the side.



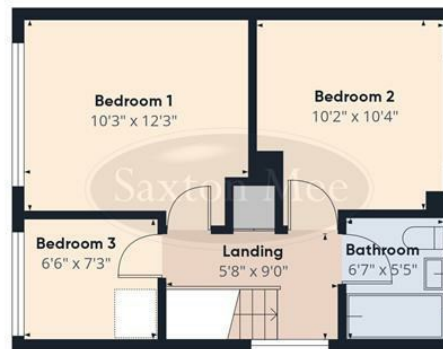
- Superb three bedroomed semi detached house
- Extended accommodation ideal for a family
- Gas central heating and combi boiler
- Private rear garden with decking and lawn
- Impressive extended breakfast kitchen
- Conservatory
- Viewing recommended
- EPC: D
- Council Tax Band:
- Tenure:







Floor 0



Floor 1



Approximate total area⁽¹⁾
1014 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.

GIRAFFE360

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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

