



38 Fanshaw Road, Dronfield, Derbyshire, S18 2LB

Saxton Mee



# 38 Fanshaw Road

## Dronfield

Price Guide

# £230,000

Guide price £230,000 - £240,000

This beautifully presented 2 bedroomed mid terraced house has been considerably refurbished during recent years creating an outstanding home equally ideal for the first time buyer, couple or family.

Most conveniently located within very easy reach of renowned local schooling and a good range of amenities including shops, train station and parks. Offering gas fired central heating via a combination boiler, double glazing and briefly comprising: front sitting room, inner lobby, impressive open plan dining kitchen/family room with attractive fireplace and recently fitted new log burner along with relined chimney. The kitchen was fitted with an extensive range of units and integrated appliances and provides access to the downstairs WC/utility with plumbing and space for a washing machine.

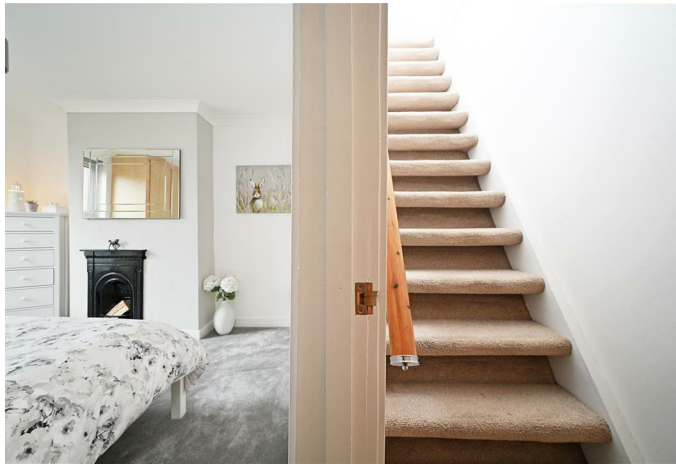
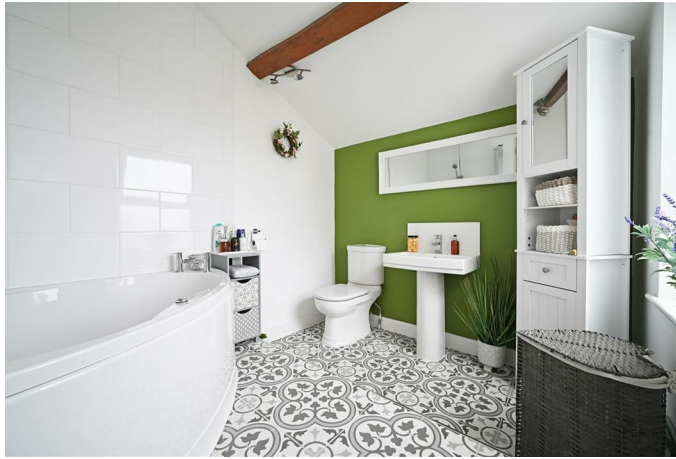
Useful cellar (ideal for storage), first floor landing, master bedroom with excellent built in wardrobes and period feature fireplace. Large refurbished en-suite bathroom with shower over the bath. Double bedroom two (again with feature fireplace and built in wardrobes). Access is afforded from here to the second floor studio loft which has been plastered, carpeted and has numerous velux roof lights and is ideal for numerous purposes such as anyone working from home or occasional bedroom.

Forecourt garden and passage to the rear. Landscaped rear garden set down with ease of maintenance in mind with Indian stone paving and patio seating area.



- Stylishly presented
- Considerably refurbished
- Deceptively well proportioned
- Two good size double bedrooms with built in wardrobes
- Impressive open plan living/dining kitchen with attractive fireplace and new log burner
- Spacious studio loft / occasional bedroom
- Attractively landscaped long rear garden
- Viewing highly recommended
- EPC: D
- Freehold. Council Tax Band: A





## 38 FANSHAW ROAD

APPROXIMATE GROSS INTERNAL AREA = 97.3 SQ M / 1047 SQ FT

CELLAR = 14.4 SQ M / 155 SQ FT

TOTAL = 111.7 SQ M / 1202 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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