

3 Brookview Court, Dronfield, Derbyshire, S18 2HT

Saxton Mee

3 Brookview Court

Chain Free

£199,950

** NO CHAIN **

Offering extended living accommodation by way of an additional sun room is this well presented one bedroomed bungalow which is set within this well established and popular development for the over 55's.

The property enjoys communal gardens and grounds along with parking all encompassed within the maintenance charge.

Located adjacent to Brookview care home there is the facility to have meals provided (subject to a nominal charge via the home). The accommodation which is double glazed and offers gas fired central heating via a gas fired combination boiler, briefly comprises: canopied porch, hall with useful store cupboards, living room with feature fireplace and French doors opening to the sun room which enjoys views over the garden and patio. Modern fitted dining kitchen with views to the front, double bedroom with built in wardrobes, and shower room.

No upward chain. Vacant possession.

- Modern kitchen and shower room
- Additional sun room to the rear with views over the gardens and grounds
- Double bedroom with fitted wardrobes
- Freehold
- Communal parking and gardens
- Popular over 55's development
- Gas central heating and double glazing
- EPC: D
- Council Tax Band: B









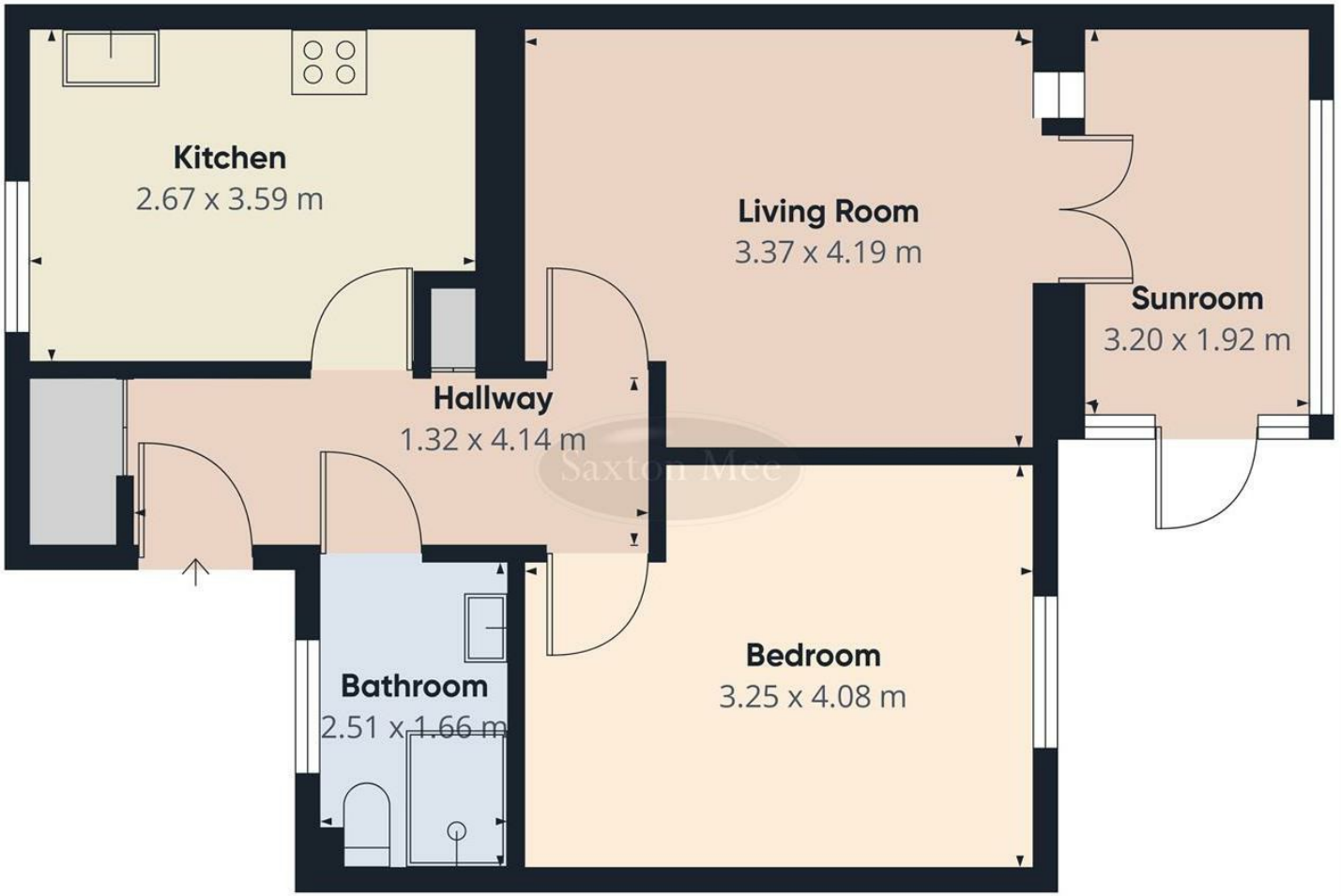












Approximate total area(1)

52.9 m²

(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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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

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