



32 Netherfields Crescent, Dronfield, S18 1UX



32 Netherfields Crescent

£290,000

Offering nicely proportioned accommodation; this excellent three bedroomed semi detached house is perfect for a family being most conveniently located within easy reach of renowned local schooling and range of amenities including Civic Centre and train station.

The property benefitted around 2018 from a new gas fired combination boiler and was fully re-wired with a new consumer unit. The spacious accommodation enjoys impressive views over the town at the rear and briefly comprises: reception hall, well equipped kitchen which opens through to the snug/breakfast room, good sized living/dining room, conservatory, first floor landing which opens to bedroom one with built in wardrobes to one wall, double bedroom two with views to the rear, single bedroom three and superb bathroom fitted again around 2018 with shower over the bath.

Driveway leads in providing off road parking and access to the attached garage. The rear garden is set down with ease of maintenance in mind being extensively paved and gravelled.



- Well proportioned three bedroomed semi detached house
- Ideal for a family
- Convenient location
- Nearby renowned schooling and train station
- Rewired around 2018 with new gas fired combination boiler and new bathroom
- Appealing views over the town
- Drive with ample parking and garage
- Viewing recommended
- EPC:
- Council Tax Band: C Tenure:







Floor 0



Floor 1



Approximate total area⁽¹⁾
1162 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.

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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

