



34 Gainsborough Road, Dronfield, S18 1QW



# 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<sup>(1)</sup>  
1014 ft<sup>2</sup>

(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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