



2 Buttermere Drive, Dronfield, Derbyshire, S18 8PX

Saxton Mee

2 Buttermere Drive

Chain Free

£260,000

Occupying a favoured corner position is this nicely proportioned THREE BEDROOMED semi detached house which is perfect for a young family or couple forming part of this well established and popular residential development, having a good range of amenities including renowned schooling close by.

Offered for sale with vacant possession and no upward chain, the property offers uPVC double glazing and gas fired central heating via a Worcester boiler. The accommodation briefly comprises: side entrance hall with understairs cloaks store cupboard, fitted kitchen, good size living room with feature fireplace and doors into the uPVC double glazed conservatory which in turn leads out into the garden. Separate dining room (which was converted from the garage and could possibly be utilised as a fourth bedroom or knocked through into the kitchen to create a large open plan dining kitchen subject to usual consents). Light and spacious first floor landing with airing cupboard housing the boiler, two double bedrooms both with fitted wardrobes, good size single bedroom and bathroom with a white suite.

Driveway leads in providing off road parking. Lawned front garden which extends to the side and gated access into the rear garden which has lawn with patio and good size timber summerhouse.



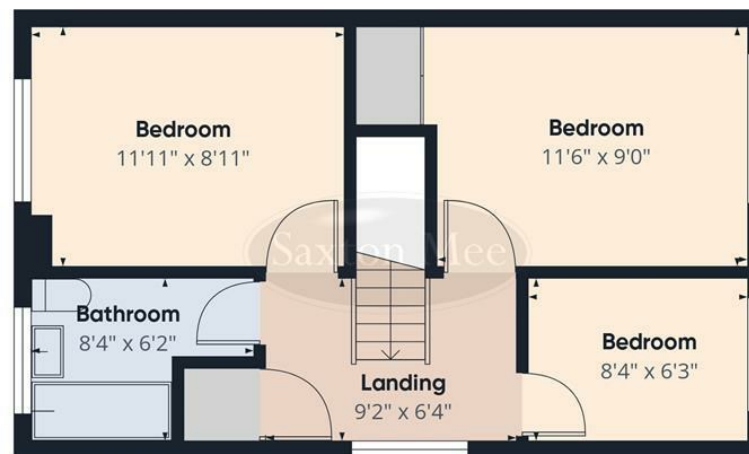
- Sensibly priced three bedroomed semi detached house
- Favoured corner plot
- Popular and established locality
- uPVC double glazing and gas central heating via a Worcester combination boiler
- Three bedrooms
- Conservatory
- Vacant possession, no upward chain
- EPC:
- Council Tax Band: B
- Tenure: Freehold







Floor 0



Floor 1



Approximate total area⁽¹⁾
874 ft²

Reduced headroom
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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