

93 Green Lane, Dronfield, S18 2FG

Saxton Mee

93 Green Lane

£540,000

A great opportunity to purchase a four bedroomed late Victorian detached house which is favourably located standing on a good sized corner plot with southerly views at the front over the town.

Sensibly priced reflecting the need for general modernisation and updating of fittings although the property is more than habitable being a much loved family home for many years. Offered for sale with vacant possession and no upward chain this period property is most conveniently situated within easy walking distance of nearby renowned local schooling, train station and shops together with Cliffe park.

Offering gas fired central heating and double glazing the opacious accommodation briefly comprises: entrance vestibule, downstairs WC, reception hall, sitting room with feature fireplace, formal dining room which opens through to the large garden room/conservatory. Good size breakfast kitchen. Access off the hall to the cellar head with two useful cellars located under the kitchen.

First floor landing off which opens two excellent double bedrooms, third good size bedroom and fourth bedroom which is ideal for a nursery/study. Bathroom having a white suite comprising of a bath, separate shower, his and her wash basins along with WC. Access to the good size loft space.

Outside: the property stands on a generous corner plot with the garden set primarily to lawn with former productive kitchen garden/vegetable plot. Driveway leads in providing ample off road parking with there being a twin bay coach house with loft above and it should be strongly noted that ACCESS IS NOT PERMITTED AS ITS STRUCTURE HAS BEEN COMPROMISED AND REPRESENTS A SAFETY RISK.



- Great opportunity to acquire a four bedroomed detached Victorian home
- Sensibly priced reflecting the need for general updating
- Excellent corner plot
- Good size garden
- Ample parking and former coach house
- Two large reception rooms and spacious kitchen
- Gas central heating and double glazing
- Convenient location
- Viewing recommended
- Council Tax Band E Tenure: Freehold EPC: D



















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

Saxton Mee