

42 Lea Road, Dronfield, S18 1SD

Saxton Mee

42 Lea Road

Price Guide

£375,000

Guide price £375,000 - £390,000

Offering beautifully proportioned accommodation, this extended four- to five-bedroom semi-detached house provides an excellent family home, conveniently situated on a highly sought-after, tree-lined road. Renowned local schools are close by, alongside easy access to the town's railway station, sports centre, and supermarkets.

Offered for sale with vacant possession and no upward chain, the double-glazed accommodation benefits from gas-fired central heating powered by an Ideal combination boiler (installed in December 2020). The layout briefly comprises a reception hall, bay-windowed sitting room, fitted kitchen, and an extended dining/family room. To the first floor, the landing gives access to four double bedrooms and the original third bedroom, which could serve equally well as a nursery or home office, together with a shower room and separate WC.

Of particular note is the substantial loft space, which offers good head height and excellent potential for conversion, subject to the necessary planning and building regulation approval.

Outside, a private driveway provides ample off-road parking, leading to a carport, an external WC/gardener's loo, and a garage with an adjoining store ideal for bicycles. To the rear is a generously sized, predominantly lawned, south-facing garden featuring a patio, greenhouse, mature flower beds and dwarf stone w

- Beautifully proportioned four/five bedroomed semi detached house
- Considerably extended to the side and rear
- Very good sized south facing rear garden
- Excellent car port, driveway, store and external toilet/gardeners loo
- Vacant possession with no upward chain
- Most convenient location close to local amenities including renowned schooling
- Double glazing and gas central heating with an Ideal combination boiler fitted around 2021
- EPC: TBC
- Council Tax Band: D
- Tenure: Freehold













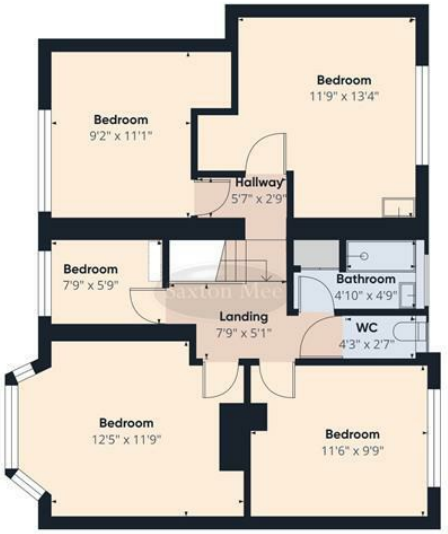








Floor 0 Building 1



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Approximate total area(1)

1403 ft²



Floor 0 Building 2

(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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