

1 Rubens Close, Dronfield, S18 1QR

Saxton Mee

1 Rubens Close

£250,000

An excellent opportunity for a family or first time buyer to acquire this sensibly priced three bedroomed semi detached house which is favourably located standing on a popular cul-de-sac within easy reach of renowned local schooling and a host of local amenities.

The property is in need of some general updating but has the benefit of a new gas boiler in 2023, majority uPVC double glazed and solar panels. The accommodation briefly comprises: entrance porch, hall, living room with feature fireplace and doors to the dining room which have French doors onto the garden and decked terrace. Spacious kitchen with a range of wall and base cupboards and door to the garage. Sun room overlooking the garden. First floor landing off which opens three good size bedrooms with the main bedroom having fitted furniture. Family bathroom with shower over the bath.

Outside: driveway leads in providing off road parking and access to the larger than average attached garage with roller door. Lawned rear garden with decked area, paved patio and steps down to the vegetable garden and timber shed.

- Sensibly priced three bedroomed semi
- Quiet cul-de-sac position
- Close to renowned schooling and Sindelfingen Park
- New gas boiler in 2023
- Majority uPVC double glazed and solar panels
- Off road parking and larger than average garage
- Ideal for a family or couple
- EPC:
- Council Tax Band: B
- Tenure: Freehold









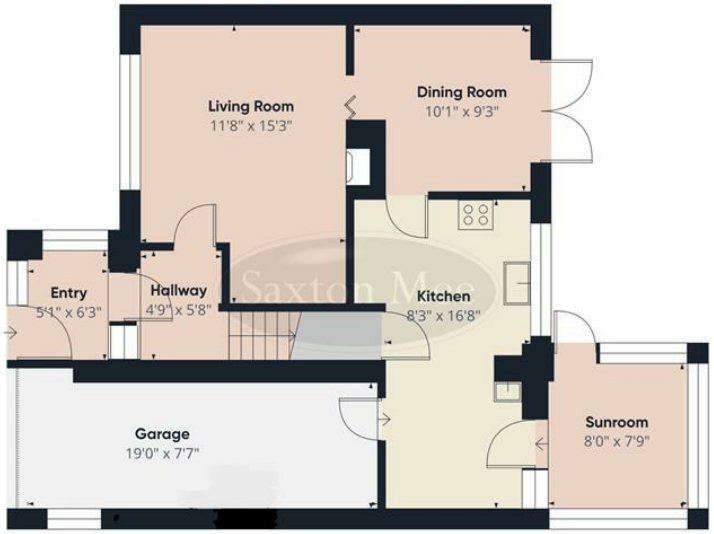




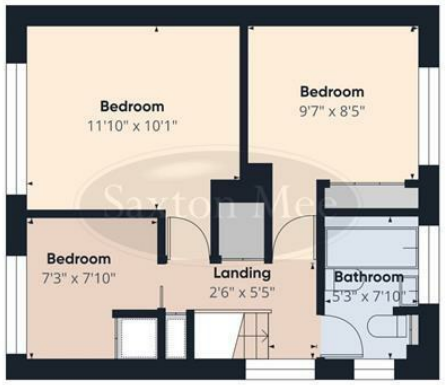








Floor 0





Floor 1

Approximate total area(1)

1034 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

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