



268 Chesterfield Road, Dronfield, Derbyshire, S18 1XJ





# 268 Chesterfield Road

## £675,000

Set well back from the road this superb double fronted stone built detached 1930's house stands on a large 1/4 of an acre plot and is an ideal home for a family offering four double bedrooms along with three reception rooms.

Located on the rural fringe of the town yet within easy reach of renowned primary and secondary schooling, train station and good range of local amenities. Offering gas fired central heating and double glazing the spacious well presented accommodation briefly comprises: reception hall with useful understairs cupboard, bay windowed sitting room with log burner, dining room again with bay window and twin doors through to the beautifully proportioned elegant lounge which in turn opens to the excellent uPVC double glazed conservatory. Large well equipped kitchen with range style cooker, utility, rear hall and downstairs WC. First floor landing, master bedroom having built in wardrobes and excellent en-suite shower room along with appealing views to the front, three further double bedrooms (one with built in wardrobes) family bathroom and separate WC.

Electric sliding entrance gate opens to the driveway which affords parking for numerous vehicles and excellent double garage. The house is complemented by the large gardens, the plot extending to approx. 1/4 of an acre or thereabouts and enjoying a favoured southerly aspect with patio, lawn, herbaceous beds and garden store.



- Beautifully proportioned family home
- Four double bedrooms and two bathrooms
- Three reception rooms and conservatory
- 1/4 acre plot
- Large south facing private rear garden
- Ample parking and double garage
- Superb range of local amenities including renowned schooling and train station
- Appealing views
- No upward chain - viewing recommended
- EPC: D - Council tax Band F - Freehold







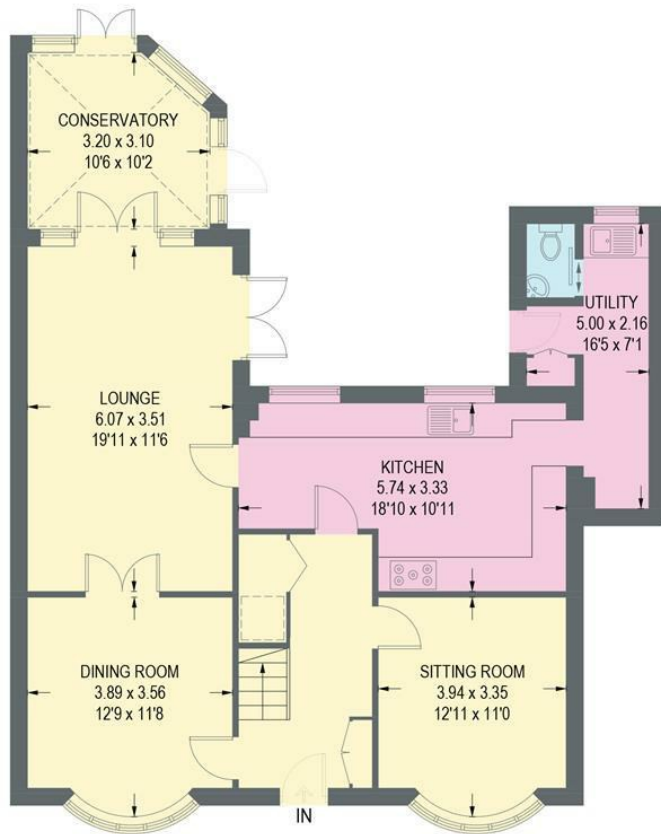


# 268 CHESTERFIELD ROAD

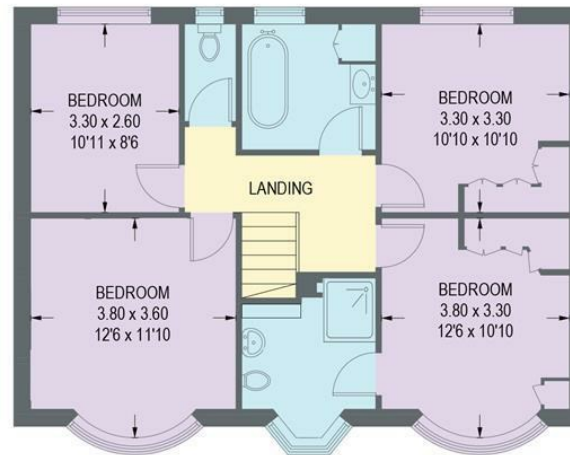
APPROXIMATE GROSS INTERNAL AREA = 161.3 SQ M / 1736 SQ FT

GARAGE = 30.2 SQ M / 325 SQ FT

TOTAL = 191.5 SQ M / 2061 SQ FT



**GROUND FLOOR**  
95.6 SQ M / 1029 SQ FT



**FIRST FLOOR**  
65.7 SQ M / 707 SQ FT

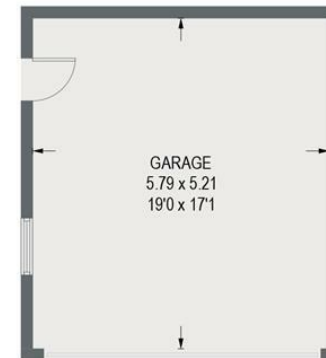


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