



5 Highdale Fold, Dronfield S18 1TA



Lettings



# 5 Highdale Fold

Per Calendar Month

## £2,250 Per Calendar

Offering beautifully proportioned and superbly appointed accommodation, this exceptional SIX BEDROOMED and FOUR BATHROOMED detached stone built home is the perfect opportunity to acquire an outstanding house perfect for a growing or blended family.

Enviably located at the head of a small prestigious cul-de-sac the accommodation which extends to over 2000 sq ft is arranged over three floors and is complimented by an attractively landscaped private south facing rear garden. Being conveniently situated within very easy reach of the renowned Dronfield Infants and Junior school, highly regarded Henry Fanshawe secondary school along with the railway station. The double glazed and gas centrally heated accommodation is immaculately presented with many of the rooms at the front taking advantage of the distant views and briefly comprises: reception hall, downstairs cloakroom, spacious bay windowed living room, impressive open plan living/dining kitchen which has been superbly refurbished with a range of contemporary style units and high quality integrated appliances. Opening off the landing on the first floor are four double bedrooms (with two of the bedrooms both having en-suites), the one bedroom also having excellent fitted wardrobes. Spacious family bathroom with bath and separate shower. Second floor landing with a very good sized further double bedroom and the master bedroom with an en-suite shower room.

Broad block paved driveway with ample off road parking for 3/4 vehicles, integral garage, superbly landscaped rear garden with patio entertaining terrace ideal for al-fresco dining, private southerly aspect.

PART FURNISHED Restrictions - No smokers or pets. Energy Efficiency Rating C Council Tax Band F



- Stunning SIX DOUBLE BEDROOMS and FOUR BATHROOMED executive style home
- Easy reach of renowned schooling, railway station and parks
- Immaculately presented with stylish contemporary living/dining kitchen
- Tastefully styled
- Exclusive and conveniently placed cul-de-sac location
- Private attractively landscaped south facing rear garden

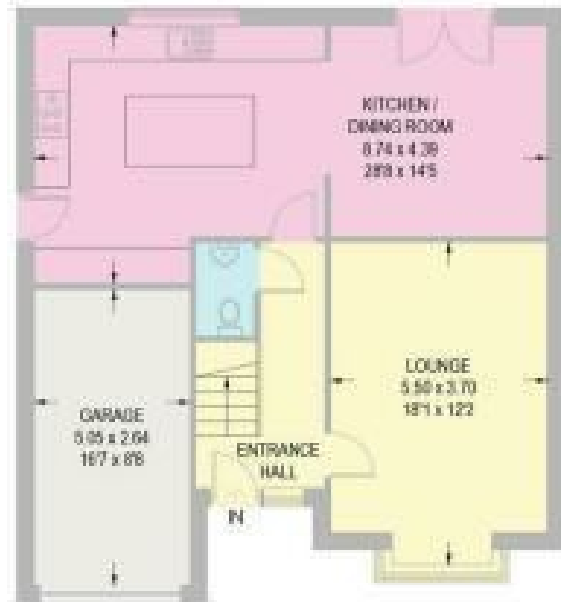






# 5 HIGHDALE FOLD

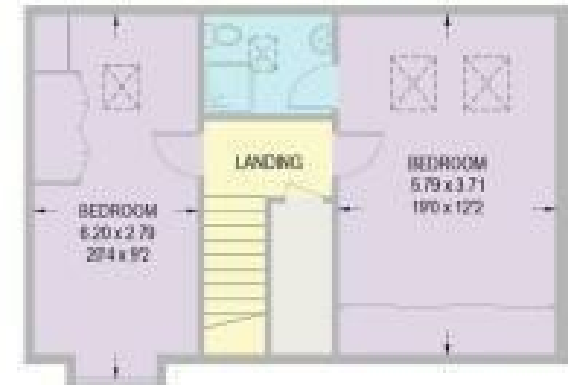
APPROXIMATE GROSS INTERNAL AREA = 207.6 SQ M / 2234 SQ FT



**GROUND FLOOR**  
77.7 SQ M / 836 SQ FT



**FIRST FLOOR**  
77.7 SQ M / 836 SQ FT



**SECOND FLOOR**  
52.2 SQ M / 562 SQ FT

Illustration for identification purposes only.  
measurements are approximate, not to scale.

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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)



Lettings