



Highgate Drive, DRONFIELD S18 1UD

welcome to

Highgate Drive, DRONFIELD

This stunning 3-bedroom detached property boasts a spacious rear garden. The property features a sunroom, along with a garage and ample driveway parking. The well-maintained garden is mainly lawned, with lovely borders and apple tree.



Entrance Hall

Entering this amazing property through a double glazed front facing door to the hallway. Stairs rise to the first floor landing with feature glass balustrade.

Lounge

11' 9" plus recess x 13' 4" (3.58m plus recess x 4.06m)
Front facing lounge fitted with a double glazed window and central heating radiator. Laminate to the floors whilst the lounge offers an open plan layout to the sunroom.

Sunroom

Open plan to the lounge with double glazed windows, laminate flooring and patio doors to the rear garden.

Dining Room

11' 11" x 11' 10" (3.63m x 3.61m)
The dining room is fitted with a double glazed front facing window and laminate flooring. Finished with a central heating radiator and feature fireplace.

Kitchen

9' 10" plus bay x 12' (3.00m plus bay x 3.66m)
Offering a rear double glazed bay window, the kitchen is fitted with wall and base units with complimentary work surfaces and a belfast sink. Further featuring a ceramic hob with extractor above, integrated double oven, microwave and dishwasher with undercounter fridge and freezer space. Finished with a door to the rear garden.

Cloakroom/Wc

5' 1" x 3' (1.55m x 0.91m)
Fitted with a wc, hand wash basin and storage cupboard .

Landing

The first floor landing offers loft access via pull down ladder.

Bedroom One

13' 4" x 11' 9" (4.06m x 3.58m)
Fitted with a front and rear double glazed window with central heating radiator.

Bedroom Two

11' 9" x 11' 10" (3.58m x 3.61m)
Featuring a front facing double glazed window and central heating radiator.

Bedroom Three

9' 6" x 6' 9" (2.90m x 2.06m)
Bedroom three is fitted with a rear double glazed window and storage cupboard housing the boiler.

Wc

The second wc is fitted with a hand wash basin and storage cupboard. Further featuring a side facing double glazed window with tiling to the walls.

Bathroom

5' 6" x 6' 9" (1.68m x 2.06m)
The bathroom is fitted with a rear double glazed window, hand towel rail, sauna shower and vanity. All finished with tiled flooring.

Outside & Exterior

To the rear of the property there is a lawn with maintained borders and paved patio to garden shed. Finished with an apple tree, gazebo and second shed. Further featuring an ample driveway to the front of the property alongside a garage.



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welcome to

Highgate Drive, DRONFIELD

- Council Tax Band: E
- Three Bedroom Detached Home
- Popular Residential Area of Dronfield
- Lounge, Kitchen, Diner And Sunroom
- Ample Garden and Driveway

Tenure: Freehold EPC Rating: B

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSF104277 - 0008

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