











## 27 Holbein Close

Dronfield • Derbyshire • S18 1QH

Guide Price £525,000 - £550,000

Effectively extended, beautifully presented, spacious 5-bedroom family home located at the end of a quiet cul de sac in Dronfield S18. Generously proportioned, flexible accommodation featuring wraparound landscaped garden including outdoor bar and converted garage with WC, ideal for homeworking. A double storey side and rear extension has created a fabulous family home. An attractive porch opens through into a welcoming hallway leading through to an impressive lounge presented in warm, cosy neutral tones and modern feature fireplace housing coal effect fire. The hub of the home is located to the rear of the property, an open plan family space consisting of snug, dining area and recently installed kitchen. Fitted with range of midnight blue shaker style units topped with contrasting quartz worktops and range of integrated appliances. A lovely conservatory offers a separate seating area which all overlooks the wraparound garden. The first floor comprises 5 bedrooms, the smallest room is utilised as a study complete with built in office furniture. There are 3 good sized double bedrooms all fitted with bespoke storage and a superb master bedroom which features adjoining dressing area and fabulous ensuite equipped with freestanding bathtub, walk in rainfall shower and twin hand wash basins. A separate shower room offers a rainfall shower and vanity storage. Externally a resin driveway creates off street parking alongside a front lawn. Through secure gates is a spacious wraparound garden designed with stone patios, composite decked entertaining space, complete with outdoor bar and converted garage, equipped with WC and storage ideal for home working. A fabulous private outdoor family / entertaining space. Holbein Close enjoys the facilities of nearby shops and public transport, with excellent access to Sheffield, Chesterfield, M1 Motorway and delightful Derbyshire countryside.









- Effectively Extended Detached Family Home
- 5 Bedrooms & 2 Bathrooms
- Flexible Beautifully Presented Accommodation
- Modern Kitchen & Integrated Appliances
- Quiet Cul de Sac Location in Dronfield

- Wrapround Garden with Home Bar
- Converted Garage Ideal for Home Working
- Resin Driveway
- Leasehold 800 years 25/03/1965 £30pa
- Council Tax Band D, EPC Rating C







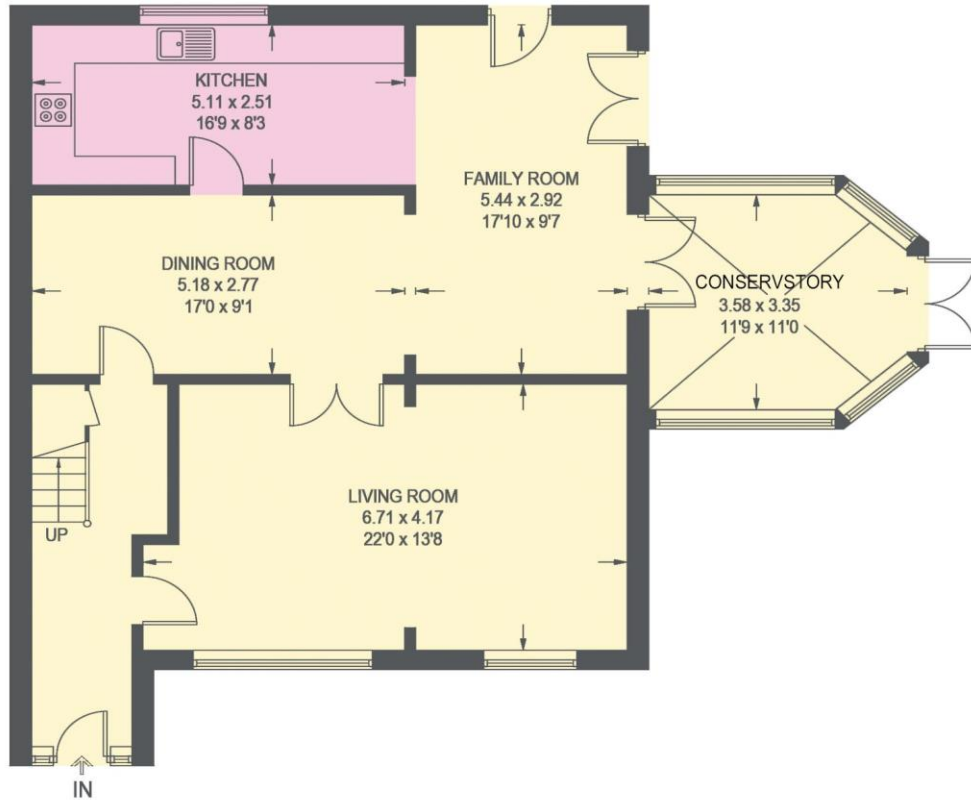


## 27 HOLBEIN CLOSE

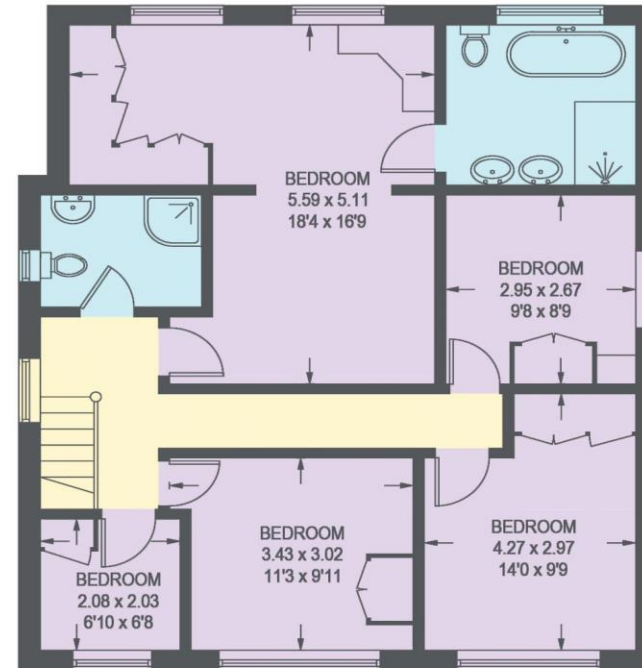
APPROXIMATE GROSS INTERNAL AREA = 175.8 SQ M / 1892 SQ FT

OUTBUILDING = 22.5 SQ M / 242 SQ FT

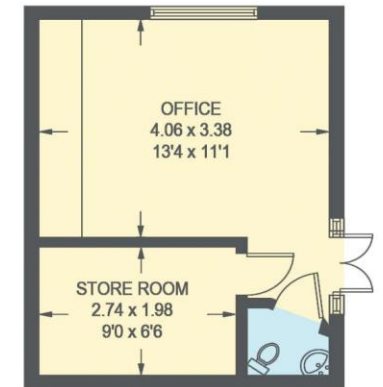
TOTAL = 198.3 SQ M / 2134 SQ FT



**GROUND FLOOR**  
**95.9 SQ M / 1032 SQ FT**



**FIRST FLOOR**  
**79.9 SQ M / 860 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





**haus**

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