







102 Snape Hill Lane

Dronfield • Derbyshire • S18 2GP

£475,000

Situated in the sought-after location of Snape Hill Lane, this beautifully presented Victorian home offers a unique blend of character and contemporary living, making it an ideal choice for families or those looking for a distinctive property with modern conveniences. Upon arrival, you enter the property on the first floor through a side composite door, leading into the stylish shaker-style kitchen. Thoughtfully designed, the kitchen features quartz worktops, a Belfast sink, a CDA range-style oven, a dishwasher, and a sash window that enhances the property's charm. Underfloor heating and tiled flooring add a touch of luxury, with space available for a fridge freezer (negotiable). The property benefits from a rear extension, creating a spacious and inviting dining and sitting area. Featuring sash and Velux windows, underfloor heating, and tiled flooring, this bright space is further enhanced by French patio doors that seamlessly connect the indoors to the garden. There are two reception rooms, each retaining stunning original features. The snug exudes character with its feature surround, in-place chimney, original exposed floorboards, and built-in alcove storage. The bay-windowed reception room offers Victorian elegance, with a Cambridge cast-iron fireplace surround, a gas fire, sash windows, feature coving, picture rails, and original skirting boards. A hallway with a composite door provides access to the terrace, offering further versatility. Upstairs, the property boasts three well-sized bedrooms. The smallest bedroom features two sash windows, fitted wardrobes, and built-in storage, with one wardrobe housing the boiler. The second bedroom enjoys built-in wardrobes, a sash window, and additional built-in surround storage. The principal bedroom is south-facing, capturing stunning views over Dronfield, and showcases a charming feature fireplace. The bathroom is modern and stylish, fitted with a three-piece suite including a shower over the bath, a sash window, storage cupboards, and tiled flooring. A storage cupboard is conveniently located on the landing. On the ground floor, a converted garage area has been fully tanked and insulated, providing direct access to the garden along with extensive storage space. It houses the fuse board, a WC, and plumbing for a washer and dryer, making it a practical utility area. Additionally, this floor includes the option for a forth bedroom with fitted storage. Externally, the wraparound garden enhances the home's appeal, offering a private, south-facing outdoor retreat. The side-facing section benefits from off-road parking, an electric car charger, a summerhouse, and a side sitting area. The raised terrace, flower beds, and potting shed add to the property's charm, creating a beautifully landscaped space for outdoor enjoyment. Situated within the catchment area for the highly regarded Dronfield Henry Fanshawe School, the property is ideally located close to local amenities.





- Victorian Semi-Detached House
- Three/ Four Bedroomed
- Three/ Four Large Reception Rooms
- Extended Dining Area
- Large Corner Plot w/ South Facing Garden
- Three Double Bedrooms

- Modern Three Piece Family Bathroom
- Period Features Throughout
- Catchment Area For Dronfield Henry Fanshawe School
- EPC Rating: TBC / Council Tax Band C







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