



13 Holmesdale Close, Dronfield, S18 2EZ





# 13 Holmesdale Close

## £285,000

Nestled in the popular Holmesdale development in Dronfield, this well presented detached bungalow offers a unique opportunity with its two double bedrooms and two shower rooms. The property boasts a spacious living room/dining room which has been extended to the rear.

There is a private rear garden complete with rockery, a sitting out area having far-reaching views, patio and small summerhouse where you can unwind and enjoy the peaceful surroundings.

The master bedroom comes with the added luxury of an en-suite shower room, providing convenience and privacy. Situated in a popular and well-established area, this bungalow offers a tranquil retreat while still being close to local amenities and transportation links.

Don't miss out on the chance to make this lovely property your new home, where the comfort of two bathrooms, drive, car port and garage await.

- Great value for money detached bungalow
- Extended to the rear with large living and dining room
- Two double bedrooms (one with en suite)
- Further excellent shower room
- Gas central heating and uPVC double glazing
- No upward chain
- Private rear garden with far reaching views at the top
- Drive, garage and car port
- EPC= D
- Council tax Band: C Tenure: Leasehold



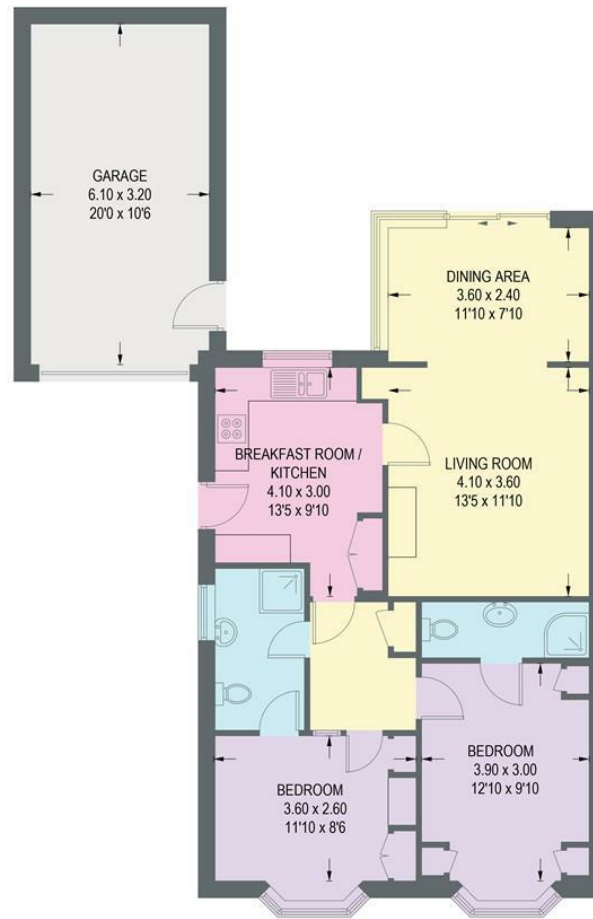






# 13 HOLMSDALE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 90.7 SQ M / 976.6 SQ FT



**GROUND FLOOR**

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)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@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)

