



13 Holmesdale Close, Dronfield, S18 2EZ



13 Holmesdale Close

Price Guide

£270,000

Guide Price - £270,000 - £275,000

Nestled in the popular Holmesdale development in Dronfield, this well presented extended detached bungalow offers a unique opportunity with its TWO DOUBLE BEDROOMS and TWO SHOWER ROOMS.

The property is enviably located in a popular residential area with shops and bus stop close by and nearby Dronfield only a short distance away with its train station and host of other local amenities.

The bungalow offers well presented accommodation and briefly comprises: surprisingly spacious dining kitchen with a range of units, lounge and extended dining room with patio doors onto the garden, inner hall, double bedroom one with en-suite shower room, double bedroom two with en-suite shower room. There is a door from the inner hall into this shower room.

Outside is off road parking, car port and detached single garage. To the rear of the property is a patio seating area, tiered garden with steps rising to the level paved terrace with summerhouse and far reaching views across the valley.



- 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



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.

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