



54 Highfields Road, Dronfield, S18 1UW



54 Highfields Road

Price Guide

£290,000

£290,000 - £300,000

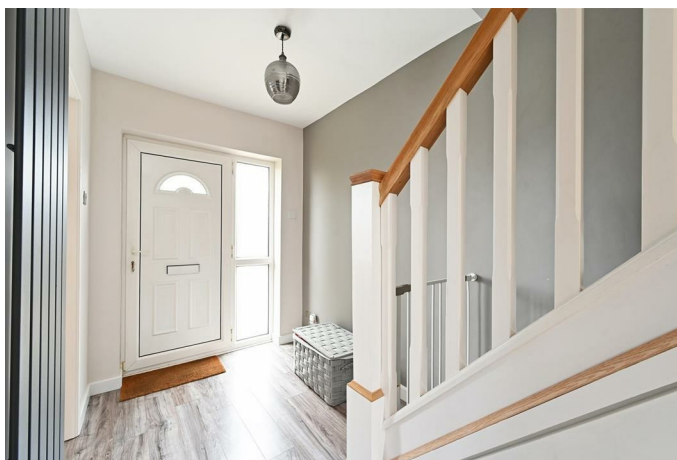
Enviably located this well presented and nicely proportioned three bedroomed semi detached house is the perfect home for a family, being complimented by a large south facing level rear garden.

Conveniently situated within easy reach of nearby renowned local schooling, the gas centrally heated and uPVC double glazed accommodation has considerable potential to be extended to either the side or rear subject to any necessary consents and briefly comprises: reception hall, good size living room with a double sided log burner, well equipped dining kitchen with pantry and uPVC double glazed conservatory. To the first floor is master bedroom with appealing views, second double bedroom and single third bedroom. Bathroom with white suite.

To the front of the property is a block paved drive and access into the large rear garden with patio, pond and shed.



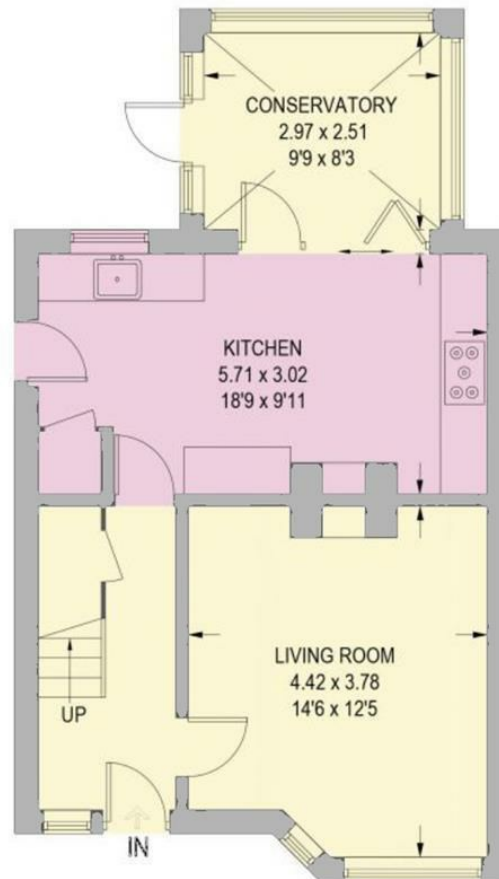
- Large south facing rear garden
- Great potential to be extended subject to consents
- Well presented superb family home
- Double sided log burner to the living room and kitchen
- Three bedrooms
- Easy reach of renowned local schooling
- uPVC double glazing and gas central heating
- Viewing recommended
- EPC= D
- Tenure: Freehold - Council Tax Band:



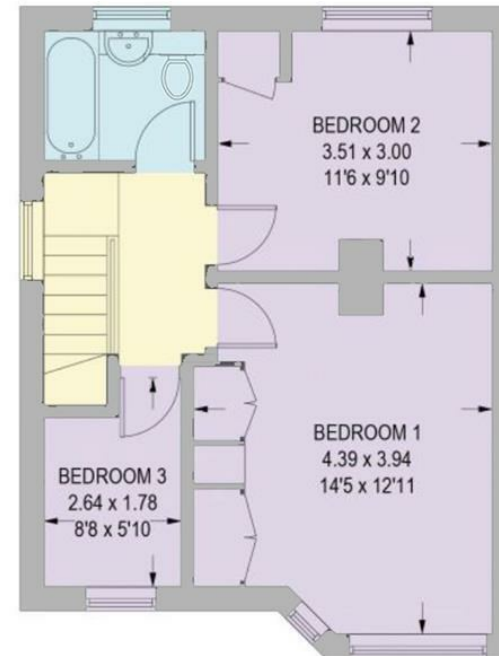


54 HIGHFIELDS ROAD

APPROXIMATE GROSS INTERNAL AREA = 91.8 SQ M / 988 SQ FT



GROUND FLOOR
50.2 SQ M / 540 SQ FT



FIRST FLOOR
41.6 SQ M / 448 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.*

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

