



Sunnyside Crow Lane, Unstone, Dronfield, S18 4AL



Sunnyside Crow Lane

Unstone

Offers In The Region Of

£365,000

An internal inspection will reveal the full delights of this quite surprising two double bedded detached period cottage which has a beautiful large south facing garden and is set within the heart of this sought after part of the village which has it's own infants and primary school along with a good range of local amenities in nearby Dronfield.

The nicely presented accommodation takes advantage of the most appealing views over the surrounding countryside. Offering a gas fired central heating system via a combination boiler which was installed in 2023 and with uPVC double glazing the cottage briefly comprises: well equipped kitchen which opens immediately through and integrates with the dining room (with good size understairs store cupboard), inner lobby with staircase rising to the first floor, living room opening to the superb large conservatory taking full advantage of the amazing views. First floor landing off which opens two double bedrooms with built in wardrobes. Excellent bathroom with white suite and separate walk in shower.

Beautiful south facing private rear garden which is truly a gardeners delight having summerhouse, extensive lawns, useful shed and potting area. Abundance of well established plants and beds, patio and entertaining areas.



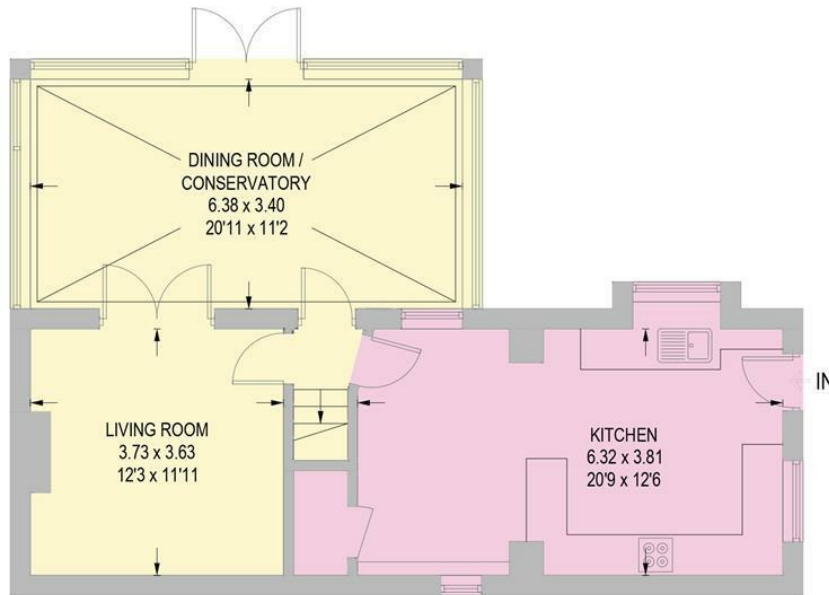
- Stunning views over open countryside
- Beautiful large rear garden
- Well maintained - two double bedrooms both with fitted wardrobes
- Excellent conservatory
- New combination boiler in 2023
- Superb semi rural location
- Viewing highly recommended
- EPC: D
- Freehold
- Council tax band: C



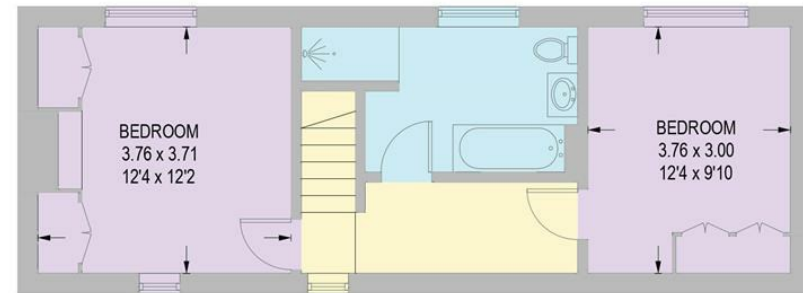


SUNNYSIDE

APPROXIMATE GROSS INTERNAL AREA = 106.0 SQ M / 1141 SQ FT



GROUND FLOOR
65.3 SQ M / 703 SQ FT



FIRST FLOOR
40.7 SQ M / 438 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

