



11 Longacre Road, Dronfield, Derbyshire, S18 1UQ

Saxton Mee

11 Longacre Road

£500,000

A great opportunity to purchase a superb family home that offers deceptively well proportioned accommodation extending to 1761 sq ft / 1.64 sq m (excluding the garage). The house benefits from being considerably extended to the rear on the ground floor and stands on this highly sought after road on the rural fringe of the town.

Dronfield offers a comprehensive range of amenities including renowned schooling and is situation between Sheffield and Chesterfield. The split level accommodation benefits from gas fired central (and underfloor heating to the open plan living are and kitchen), uPVC double glazing and briefly comprises: entrance hall with WC/shower room, stairs down to the inner hall with useful cloaks/store cupboard, study, impressive open plan dining kitchen/family room which incorporates the large rear extension with roof lantern and two sets of bi-fold doors. This room has been left for the buyers to put their own stamp on the property and needs to be finished off and fitted out. Spacious living room. Utility and boot room. To the first floor are three double bedrooms and spacious bathroom with separate walk in shower.

There is a large attached double garage (of which part has been partitioned off to create an office/store) which also has planning permission for an additional extension above to form a fantastic master suite (Ref 22/00616/FLH). Ample parking to the front and enclosed private garden to the rear which is mainly lanwed and has a patio entertaining area.



- Fantastic opportunity to create a fantastic family home
- Three double bedrooms and two bath/shower rooms
- Large rear extension with potential to complete and fit out as desired
- Further permission is granted to extend over the garage to create a superb master suite
- Generous accommodation of 1761 sq ft
- Underfloor heating to the majority of the ground floor
- EPC: D
- Tenure: Freehold
- Council Tax Band: E





11 LONGACRE ROAD

APPROXIMATE GROSS INTERNAL AREA = 163.6 SQ M / 1761 SQ FT

GARAGE = 24.2 SQ M / 260 SQ FT

TOTAL = 187.8 SQ M / 2021 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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