



Elm Cottage, 104 Hilltop Road, Dronfield, S18 1UN

Saxton Mee

104 Hilltop Road

£625,000

Guide price £625,000 - £650,000

This immediately appealing FOUR BEDROOMED stone fronted detached cottage is enviably located on this sought after road on the semi rural fringe of the town close to the golf course yet within easy reach of a comprehensive range of local amenities including renowned schooling, train station and Civic Centre.

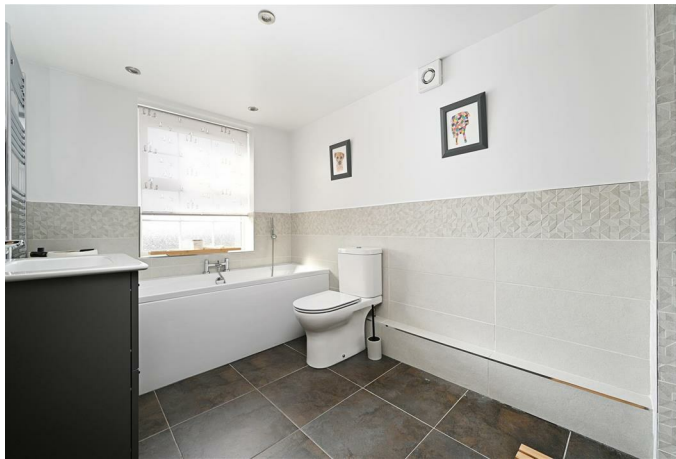
Offering versatile and flexible accommodation with the untold benefit of a large ground floor bedroom extension with en-suite which would be perfect for an elderly dependant/master bedroom or for teenager/twenty something. The spacious and well appointed accommodation has recently in 2023 been considerably refurbished to include re-rendering to the rear and offers gas fired central heating, uPVC double glazing and briefly comprises: entrance hall, sitting room/snug with log burner fitted in 2017/2018, good size dining room with stone arch through to the generous living room with attractive feature fireplace and patio doors to the rear garden. Superb new kitchen fitted in in April/May 2023 with rear hall utility, downstairs WC and access to the ground floor bedroom with fitted wardrobes and en-suite shower room. This room indeed has an external door so could possibly be used for someone working from home including physio/beautician etc. Useful storage cellar. Landing with two double bedrooms (one with vanity unit), good size third bedroom currently utilised as an office. Excellent refurbished family bathroom with separate bath and shower.

Tarmac driveway with ample parking, mainly lawned garden which extends from the front to the sides and rear with greenhouse and excellent store. The rear of the property takes full advantage of a favoured southerly aspect.



- Outstanding FOUR bedroomed and TWO bathroomed detached stone fronted cottage
- Attractively refurbished versatile accommodation
- Large ground floor bedroom/annex with en-suite being ideal for dependant relative/twenty something
- Beautifully appointment kitchen and bath/shower rooms
- Sought after semi rural location close to the golf course
- Gas central heating, double glazing and log burner
- Ample parking
- Viewing highly recommended
- EPC: D
- Freehold / Council Tax Band E



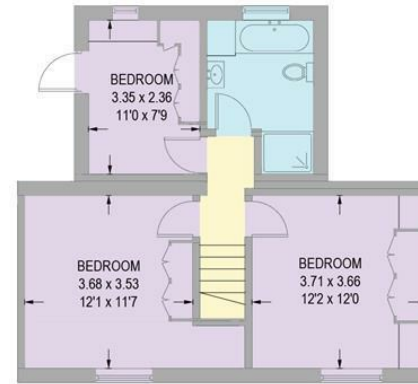


104 HILLTOP ROAD

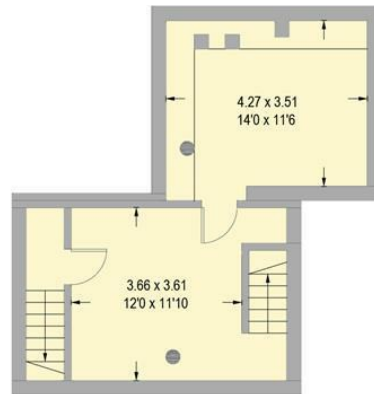
APPROXIMATE GROSS INTERNAL AREA = 156.3 SQ M / 1682 SQ FT

CELLAR = 36.1 SQ M / 388 SQ FT

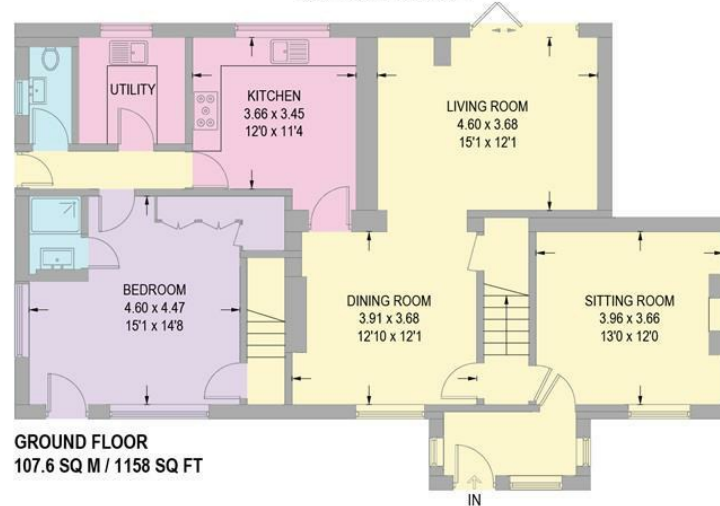
TOTAL = 192.4 SQ M / 2070 SQ FT



FIRST FLOOR
48.7 SQ M / 524 SQ FT



CELLAR
36.1 SQ M / 388 SQ FT



GROUND FLOOR
107.6 SQ M / 1158 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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