



2 Hallows Drive, Dronfield, Derbyshire, S18 1YH

Saxton Mee

2 Hallowes Drive

£575,000

This stunning four bedroomed and three bathroomed detached family home offers beautifully proportioned and considerably extended accommodation with approximately 2500 sq ft. Enviably located adjacent to the golf club within this highly sought after area of the town yet within ease of reach for the train station and renowned schooling.

The immaculately presented and stylish accommodation offers uPVC double glazing, CCTV, intruder alarm and gas central heating with a preferred unvented pressurised system, having underfloor heating to the ground floor and conventional radiators on the first floor. Having been extended and fitted out to an exceptionally high standard the spacious property briefly comprises of an outstanding breakfast kitchen with large central island and excellent integrated appliance, inner hall with useful store cupboard, living room with media wall, dining room/snug with media wall and doors opening onto the garden. Master bedroom with large fitted dressing room and luxurious en-suite shower room, double bedroom two and large impressive family bathroom. First floor study landing off which opens two very large double bedrooms with superb eaves storage to either side and to the front, excellent third bathroom also having bath and separate walk in shower.

Ample off road parking to the front with two drives (one of which provides access to the integral garage). Indian stone flagged and gated path to the side of the property leading to the private enclosed rear garden which takes advantage of the distant views and is set down primarily to lawn with Indian stone flagged entertaining terrace.



- Truly stunning detached family home of over 2500 sq ft
- Stylishly appointed
- Three outstanding bath/shower rooms and most impressive kitchen
- Four double bedrooms including master suite
- Enviably location close to the golf club on the rural fringe of the town
- Renowned local schooling
- Ample parking with two drives and integral garage
- Underfloor heating to the ground floor and radiators to the first floor
- EPC: D
- Council Tax Band: C / Leasehold: 800 year lease with 741 remaining £25 a year ground rent





2 HALLOWES DRIVE

APPROXIMATE GROSS INTERNAL AREA = 231 SQ M / 2487 SQ FT
GARAGE = 17.4 SQ M / 187 SQ FT
TOTAL = 248.4 SQ M / 2674 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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