



117 Snape Hill Lane
Dronfield
S18 2GN

Saxton Mee



117 Snape Hill Lane, Dronfield

£750,000

Truly outstanding five bedroomed detached 1920's house, stylishly refurbished over the last couple of years to create a beautiful family home. Set well back from the road in this sought after convenient location within easy reach of renowned schooling, shops and train station offering ease of daily commuting to Sheffield, Nottingham and Leeds.

The extensive and tasteful renovation includes the roof having been re-tiled and re-insulated, complete re-wiring, re-plastering, brand new central heating system with new Ideal boiler. Beautifully appointed kitchen and bathrooms. Offering the space, style and elegance of the bygone era blended with up to date appointments this is an ideal opportunity for a growing family to acquire a stunning home which has rarely been offered to the market for sale.

Spacious hallway, snug with log burner and French doors to the veranda which takes advantage of the elevated position and southerly aspect, superbly proportioned bay windowed living room again with appealing fireplace and log burner, impressive open plan breakfast/dining kitchen with high quality integrated appliances, central preparation island and French doors to the covered sitting out area which is ideal for al-fresco dining. Large walk in pantry and rear porch with downstairs cloakroom/WC. First floor landing, large double bedroom with en-suite shower room, two further double bedrooms. Luxurious family bathroom with bath and walk in shower, separate laundry room with plumbing for a washing machine and space for tumble dryer.

Second floor master suite comprising of a superb large stylish bedroom with fantastic southerly views with a good sized en-suite bathroom having free standing bath and separate walk in shower, walk in wardrobe and airing cupboard. Further double bedroom.

Attractive gardens enjoying a good degree of privacy, long driveway provides ample parking, detached double garage. Patio and decked entertaining areas with amazing far reaching views.

- Five bedrooms and three bathrooms
- Impressive new dining/breakfast kitchen with high quality appliances and French doors to the rear garden
- Elevated and convenient position with renowned schooling close by
- Double glazed and centrally heated via a new Ideal boiler
- EPC: D
- 1920's detached family residence with over 2200 sq ft of stylish accommodation set over three floors
- Spacious traditional living room with feature fireplace and log burner
- Snug with doors to the veranda for those cosy nights in
- Superb master suite to the top floor
- Freehold, Council Tax Band E



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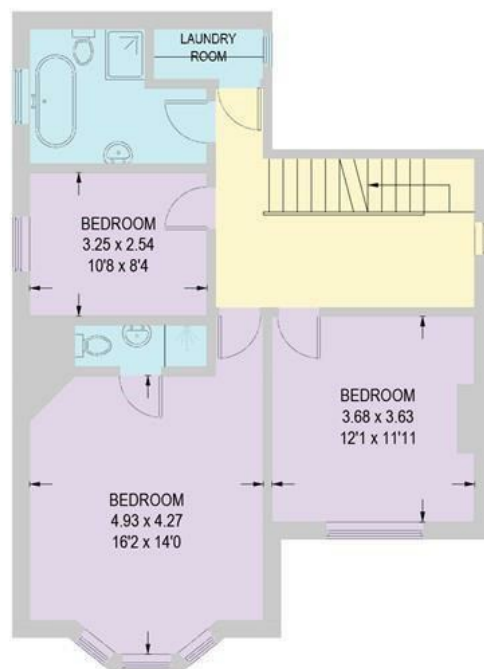
APPROXIMATE GROSS INTERNAL AREA = 206.5 SQ M / 2223 SQ FT

GARAGE = 23.9 SQ M / 257 SQ FT

TOTAL = 230.4 SQ M / 2480 SQ FT



GROUND FLOOR
74.2 SQ M / 799 SQ FT



FIRST FLOOR
68.8 SQ M / 741 SQ FT



SECOND FLOOR
63.5 SQ M / 683 SQ FT

□ = REDUCED HEADROOM
BELOW 1.5m / 5'0"

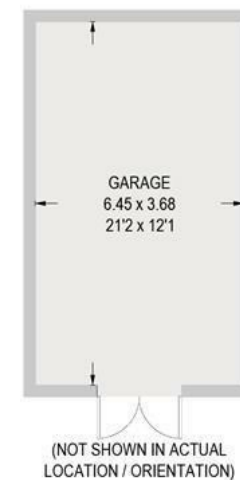


Illustration for identification purposes only,
measurements are approximate, not to scale.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 