



13 Falkland Rise, Dronfield, S18 1SU

Saxton Mee

# 13 Falkland Rise

## £495,000

Offering beautifully proportioned and stylishly appointed accommodation, this outstanding four bedroomed detached house is enviably located close to the park and within easy reach of renowned local primary and secondary schooling.

Having undergone an extensive scheme of works around 2010 the spacious accommodation is perfect for a family and offers gas fired central heating via a combination boiler, uPVC double glazing and briefly comprises : substantial canopied porch, reception hall, downstairs cloakroom/WC, superb split level 'L' shaped lounge with multi fuel stove, excellent utility, impressive dining kitchen/family room with an extensive range of Quartz topped fitted units, bench seating to the dining area along with French doors to the rear balcony and decked entertaining terrace which takes full advantage of the views over the valley. Opening off the landing on the first floor is a large master bedroom which could at a relatively nominal cost be sub-divided to create an en-suite with there already being a roll top double ended bath. There is also built in wardrobes and a large window to the rear taking advantage of the appealing views. Two further excellent double bedrooms, fourth single bedroom (currently utilised as a study but being ideal for someone working from home). Outstanding family bathroom again with roll top bath and separate walk in shower.

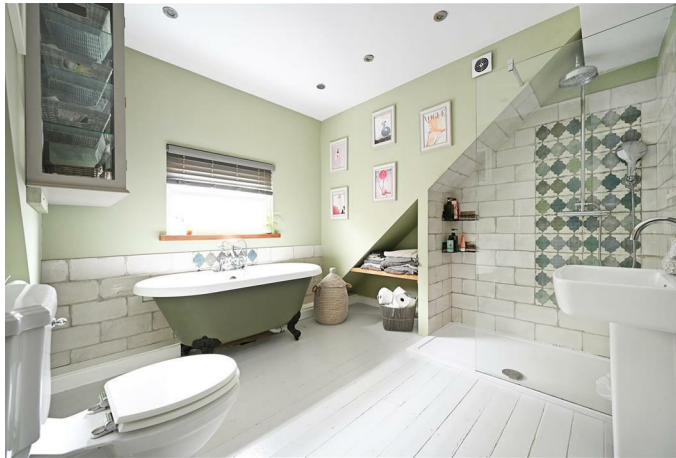
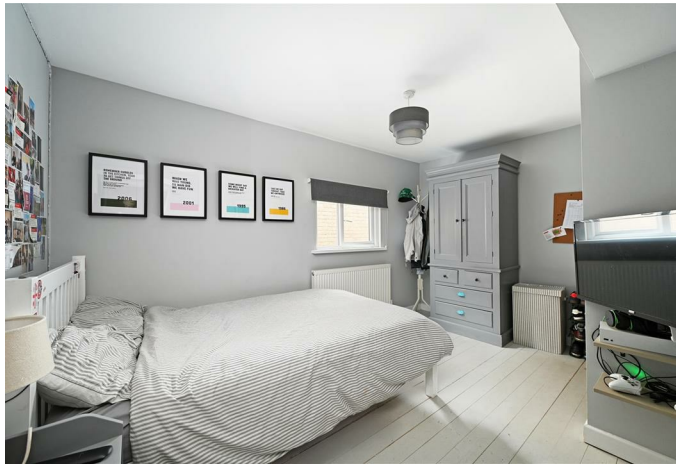
Indian stone flagged walled forecourt with the driveway leading in providing access to the large undercroft garage with workshop beyond ideal for hobbies purposes. There is access from both the garage and workshop to further storage beneath the living accommodation.

Attractively set out low maintenance rear garden comprising of a decked balcony and entertaining terrace, Indian stone patio, summerhouse and log store.



- Stylish four bedroomed detached family home
- Remodelled and superbly appointed throughout
- Spacious and versatile accommodation
- Impressive open plan dining/living kitchen
- Beautifully proportioned split level 'L' shaped lounge with log burner
- Superb master bedroom
- Luxurious family bathroom
- Most convenient location close to park, renowned schooling and train station
- Appealing views over the valley
- EPC: C Council Tax Band: D Tenure: Freehold





# 13 FALKLAND RISE

APPROXIMATE GROSS INTERNAL AREA = 159.1 SQ M / 1712 SQ FT

GARAGE = 32.2 SQ M / 346 SQ FT

TOTAL = 191.3 SQ M / 2058 SQ FT

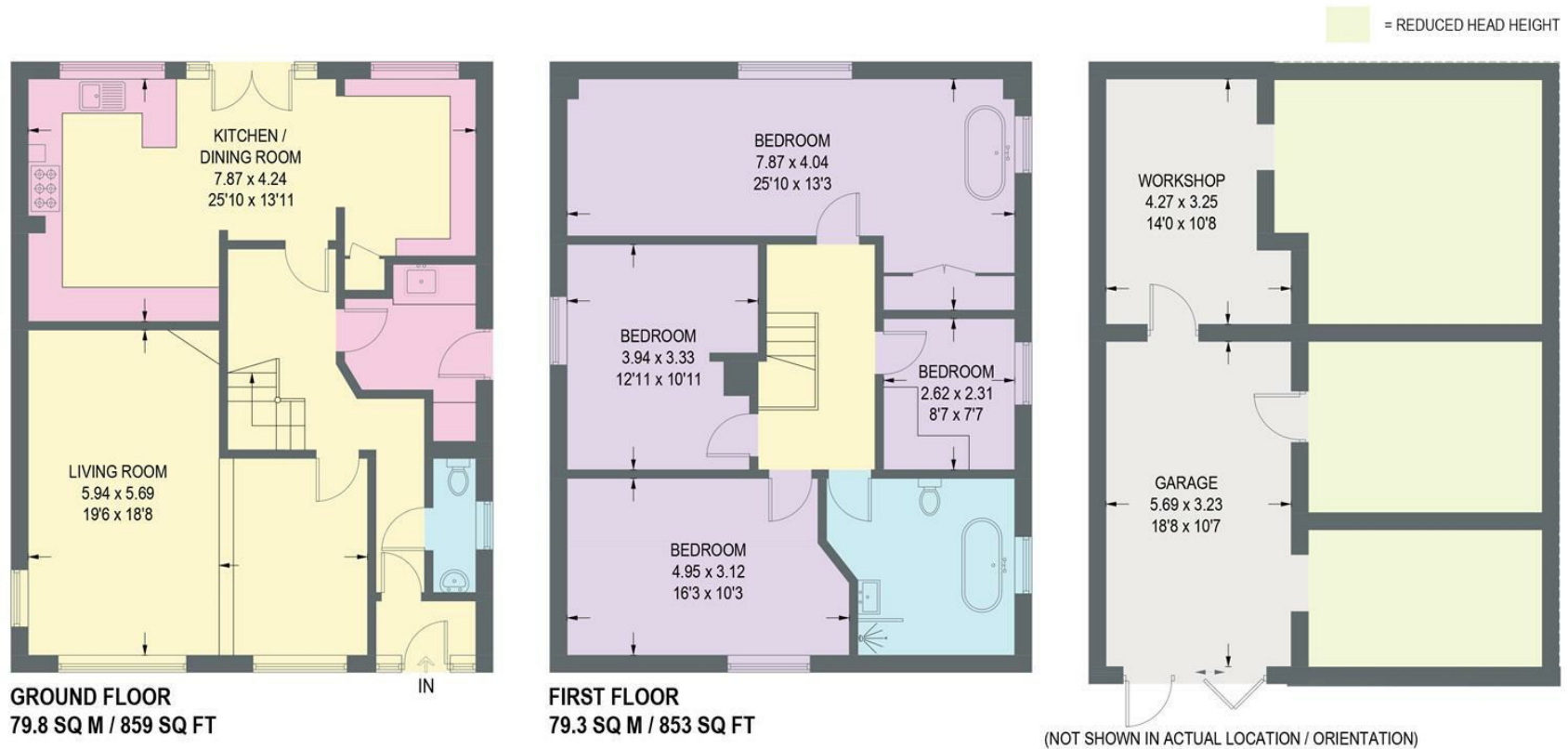


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

