



5 Heathfield Close, Dronfield, S18 1RJ

Saxton Mee



# 5 Heathfield Close

## £485,000

A great opportunity to acquire a sensibly priced four bedroomed detached house which offers generously proportioned accommodation with the property being enviably located on a sought after cul-de-sac standing within easy reach of the comprehensive range of amenities that the town has to offer, including renowned schooling and train station.

Offered for sale with no upward chain the property benefits from being extended to the rear and still possesses considerable potential being ready for general upgrading which is reflected in the asking price.

With gas fired central heating and double glazing the accommodation briefly comprises, personnel door to the garage, reception hall, downstairs cloakroom/wc, fitted kitchen, beautifully proportioned living room opening to a good sized dining room (which is an extension to the original dwelling) and conservatory.

First floor landing with beautiful storage cupboards. Master bedroom and three good size double bedrooms with the fourth bedroom having a large walk in wardrobe. Family bathroom

Outside: Broad block paved driveway with ample forecourt parking. Large attached garage with an electric roller door, rear personnel door and sink. The Ideal gas fired system boiler is housed in the garage and was installed in 2024.

Attractive, private established rear garden set down primarily to lawn with patio and well stocked herbaceous beds and greenhouse.

- Beautifully proportioned and sensibly priced family home
- Sought after cul-de-sac
- Tremendous potential
- No upward chain
- Ideal gas boiler installed in 2024
- Ample parking and large garage
- Extended to the rear
- Renowned local schooling and nearby train station
- Viewing recommended
- Freehold. EPC: D Council Tax Band:



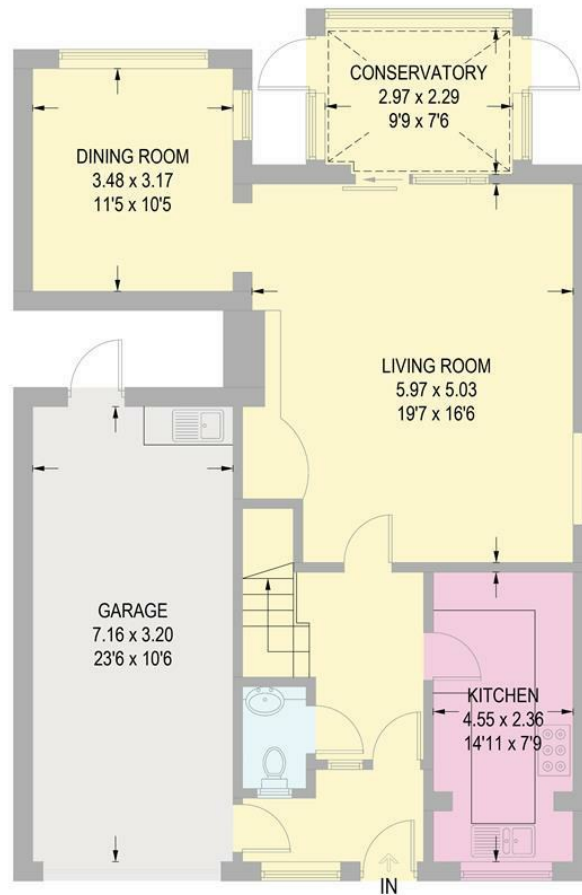




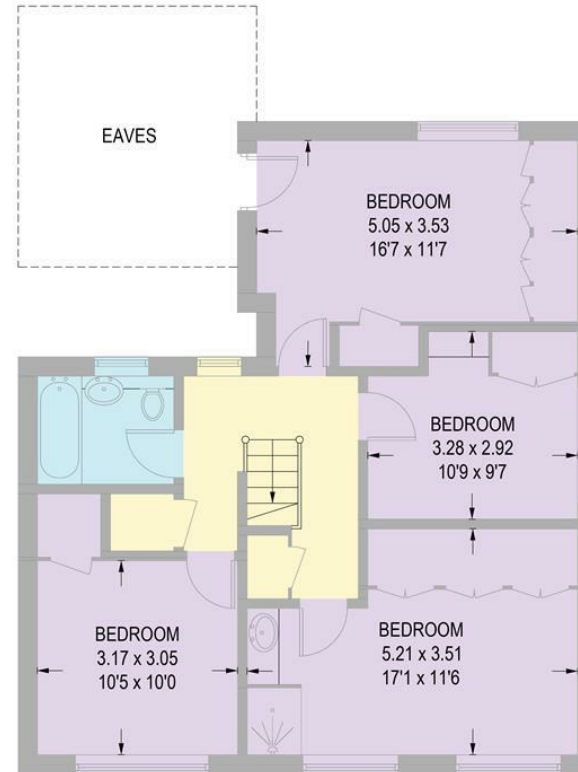


## 5 HEATHFIELD CLOSE

APPROXIMATE GROSS INTERNAL AREA = 166.7 SQ M / 1795 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR**  
**97.7 SQ M / 1052 SQ FT**



**FIRST FLOOR**  
**69.0 SQ M / 743 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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