



1 Princess Road, Dronfield, S18 2LX

Saxton Mee

1 Princess Road

Price Guide

£525,000

**** Guide Price £525,000 - £550,000 **** Truly deceptive, this beautifully proportioned five bedroomed and four bathroomed detached property offers stylishly appointed accommodation extending to 2500 sq ft and is most conveniently located close to the centre of the town and its comprehensive range of amenities including renowned schooling and train station.

The beautifully proportioned accommodation includes an attached annex which would be equally ideal for a dependant relative or "twentysomething". Offering gas fired central heating and uPVC double glazing the property briefly comprises: entrance hall, downstairs cloakroom/WC, living/dining room which opens through to the garden room (which is presently utilised as a home office). Impressive kitchen fitted by Karl Benz kitchens in 2018, two ground floor double bedrooms and a luxurious bathroom, recently fitted out with a free standing bath and walk in shower. Opening off the kitchen is a family room, double bedroom, and shower room which can also be approached via a side entrance and easily utilised as an annex for a dependant.

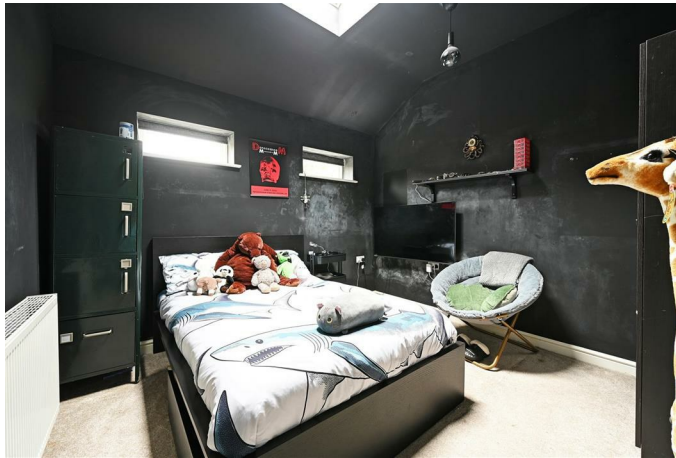
First floor landing off which opens two double bedrooms both with en-suite shower rooms. There is also excellent storage into the eaves.

Outside: driveway leads in providing off road parking, good size integral garage approx. 24ft x 10ft. Steps lead off the driveway to the front door with there being additional ramped access to the side. Paved patio, timber shed, lawned areas and raised decked entertaining area.



- Five bedrooms and four bathrooms
- Attached annex with separate ramped access
- Conveniently situated close to Dronfield town centre
- Impressive Karl Benz fitted kitchen in 2018
- Luxurious family bathroom
- Large garage
- 2553 sq ft of stylish accommodation
- EPC: D
- Council tax Band: E
- Tenure:





1 PRINCESS ROAD

APPROXIMATE GROSS INTERNAL AREA = 213.5 SQ M / 2297 SQ FT
GARAGE = 21.9 SQ M / 236 SQ FT
TOTAL = 235.4 SQ M / 2533 SQ FT (INCLUDING EAVES)



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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