



8 Holmesdale Road, Dronfield, S18 2FB

Saxton Mee

8 Holmesdale Road

£315,000

** Guide Price £315,000 - £325,000 **

Perfect for a family, this four bedroomed semi detached house has been considerably extended providing nicely balanced accommodation being conveniently located within easy reach of renowned local schooling, train station and good range of amenities in the town.

Offered for sale with a very short established upward chain the property offers gas fired central heating, uPVC double glazing and briefly comprises: reception hall, living room with ornamental feature fireplace and electric fire and twin uPVC double glazed French doors to the garden, dining/additional sitting room, well equipped kitchen with personnel door to the exceptionally large attached garage. First floor landing with three good size double bedrooms, single bedroom bathroom with bath and separate shower and additional wash room.

Outside: driveway leads in providing off road parking and access to the integral garage which has twin doors at the rear and electric garage door (tremendous potential to possibly be utilised subject to necessary permissions for additional living space). Attractively set out rear garden which takes full advantage of a favoured westerly aspect.

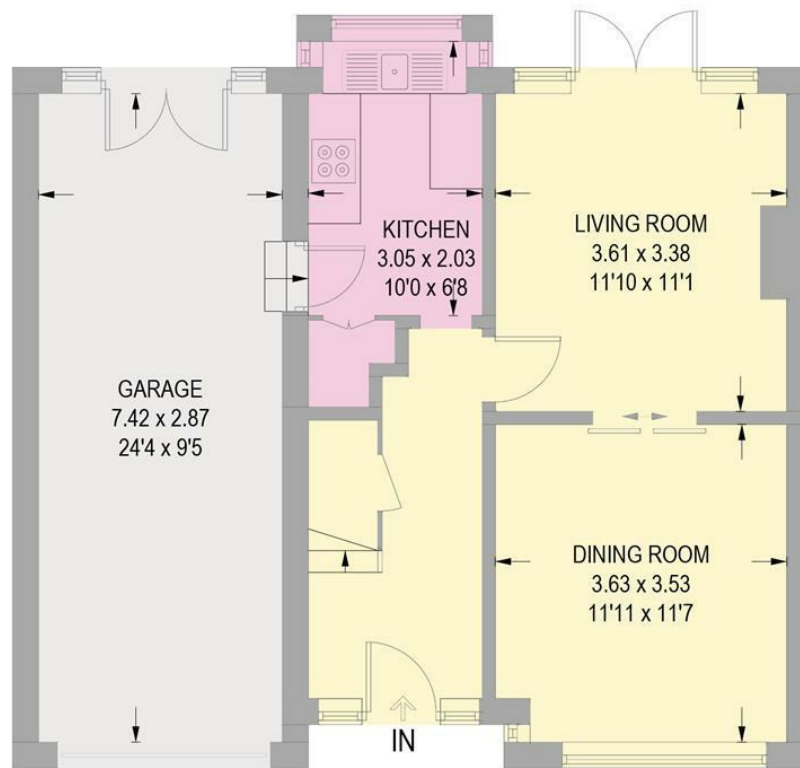


- Nicely proportioned family home
- Considerably extended
- Three good size bedrooms and fourth single bedroom
- Popular and established residential locality
- Close to renowned schooling and shops
- Perfect for a family
- Attractive west facing rear garden
- EPC: D
- Tenure: Leasehold
- Council Tax Band B

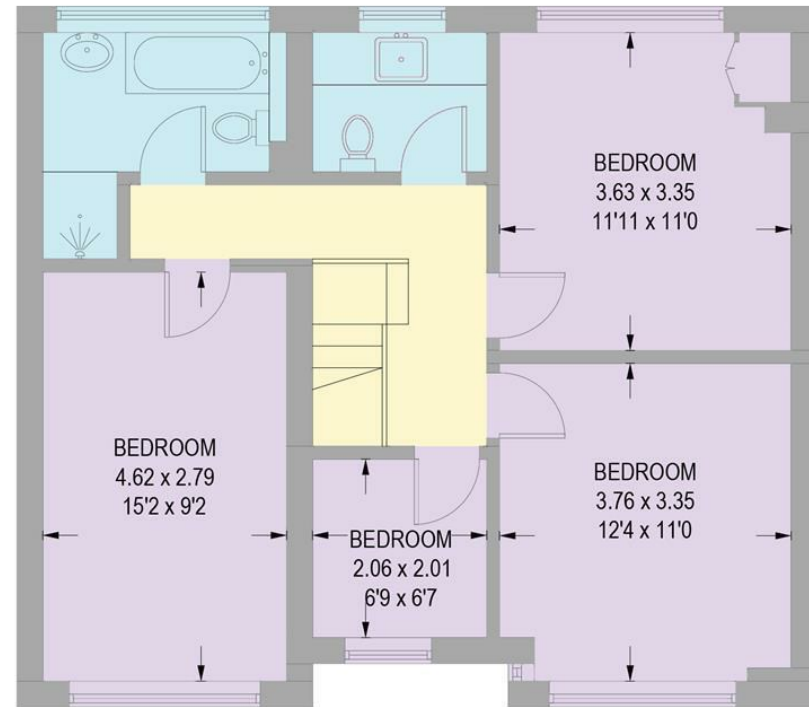


8 HOLMESDALE ROAD

APPROXIMATE GROSS INTERNAL AREA = 126.8 SQ M / 1365 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
64.2 SQ M / 691 SQ FT



FIRST FLOOR
62.6 SQ M / 674 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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