



30 Snape Hill Lane, Dronfield, S18 2GJ

Saxton Mee

30 Snape Hill Lane

£260,000

**** Offers In The Region Of £260,000 **** Superbly situated for a host of local amenities is this surprisingly spacious extended three bedroomed semi detached period cottage, believed to date back to the 1830's yet having had a new roof, re-wiring, new central heating system and log burner in the past few years.

The property is in close proximity of Dronfield centre with its comprehensive range of facilities including renowned local schooling, shops, Cliffe park and train station. The accommodation comprises: entrance hall, generous kitchen with a range of integrated appliances and feature exposed brickwork, living room with stairs rising to the first floor and recently installed log burner. Garden room with tiled floor, downstairs bathroom. Firs floor landing, main bedroom with fitted wardrobes, double bedroom two and single bedroom three. Family bathroom.

Outside there is a car port, deceptively spacious garden which is south facing and mainly lawned having an external brick store.

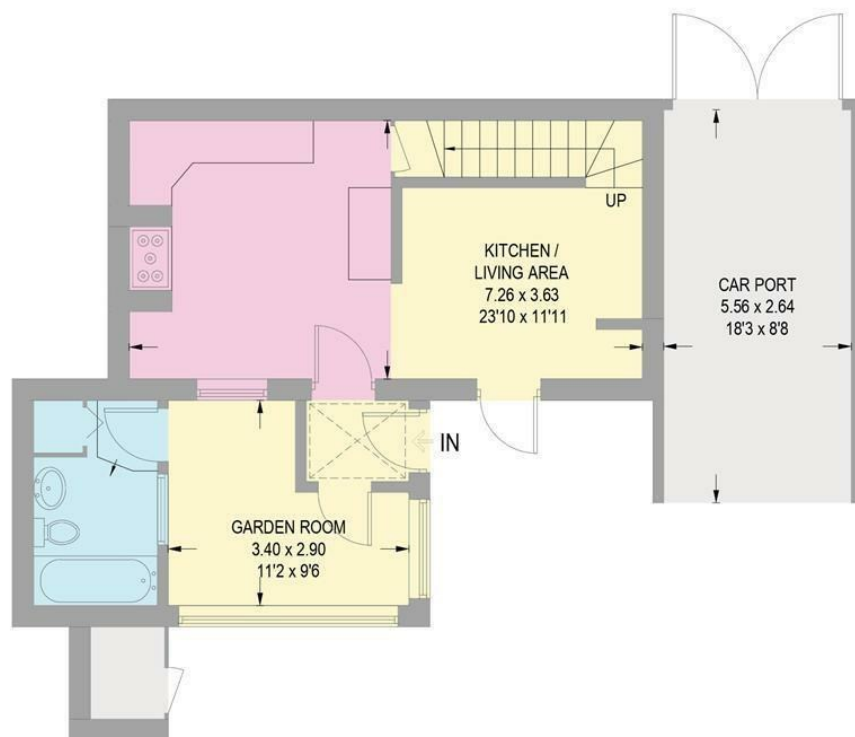
- Quirky period cottage with three bedrooms
- South facing private rear garden
- Recently installed central heating, re-wiring and new roof
- Log burner in the living room
- Close to local amenities including renowned schooling and train station
- Good size rooms
- EPC: E
- Council Tax Band
- Tenure: Freehold



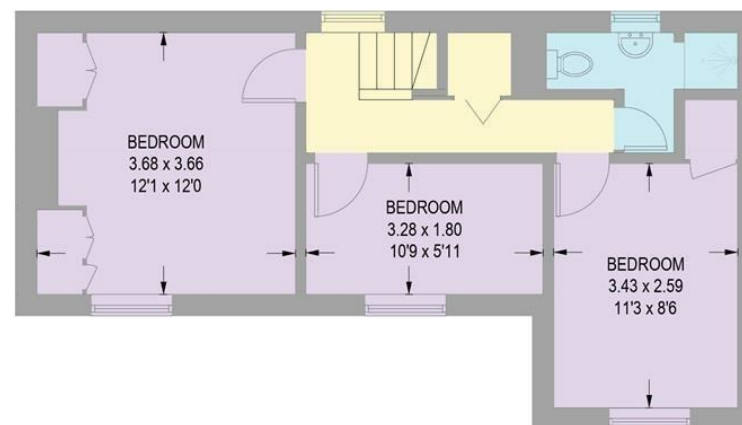


30 SNAPE HILL LANE

APPROXIMATE GROSS INTERNAL AREA = 84.1 SQ M / 905 SQ FT
(EXCLUDING CAR PORT)



GROUND FLOOR
43.3 SQ M / 466 SQ FT



FIRST FLOOR
40.8 SQ M / 439 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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