



51 Holmley Lane, Dronfield, S18 2HQ

Saxton Mee



# 51 Holmley Lane

Asking Price

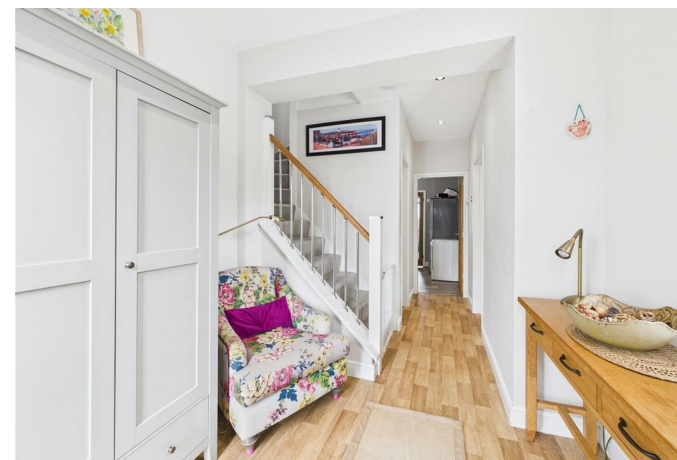
## £360,000

This stylishly extended and tastefully appointed four bedroomed semi detached house was transformed several years ago into an outstanding family home enjoying impressive views at the rear.

There is a comprehensive range of local amenities within Dronfield including renowned schooling and train station, sports centre and ease of access to the ring road and St James Retail Park.

The nicely proportioned accommodation briefly comprises: Spacious reception hall with recent composite front door opens to the inner hall which has downstairs cloakroom/wc, spacious living room which opens through into the excellent family room at the rear which takes full advantage of the distant views. Extended and superbly equipped breakfast kitchen. Landing off which opens four bedrooms and luxurious family bathroom.

Tarmac drive with ample parking, excellent garage/store. Stone patio entertaining terrace and artificial lawn.



- Four bedrooms and excellent bathroom
- Outstanding far reaching views
- Exceptionally well presented
- Considerably extended and remodelled
- Drive with ample parking and garage
- Close to a good range of amenities including renowned schooling and train station
- EPC: D
- Council Tax Band B
- Tenure: Freehold



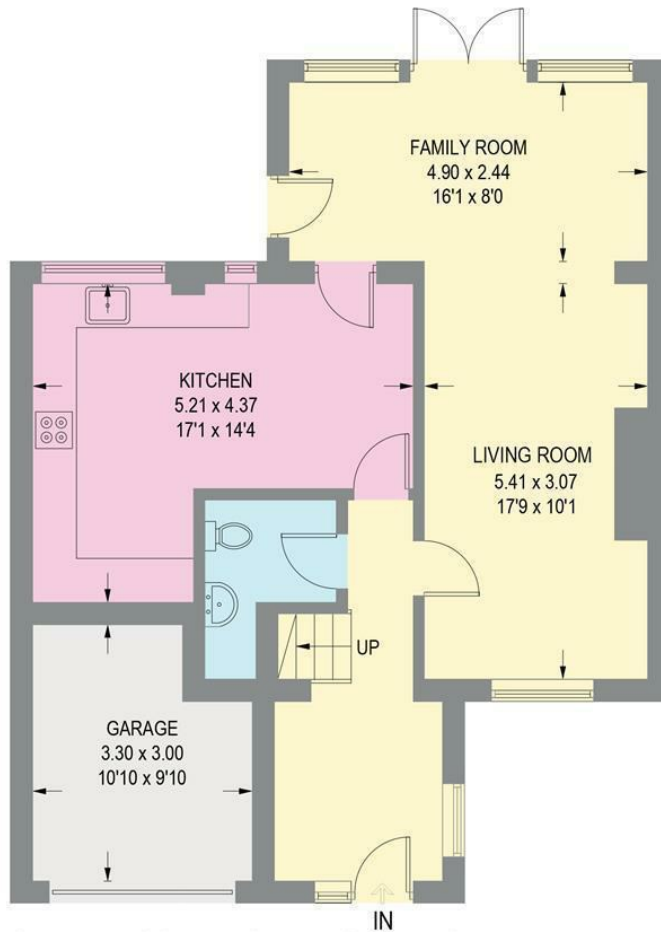


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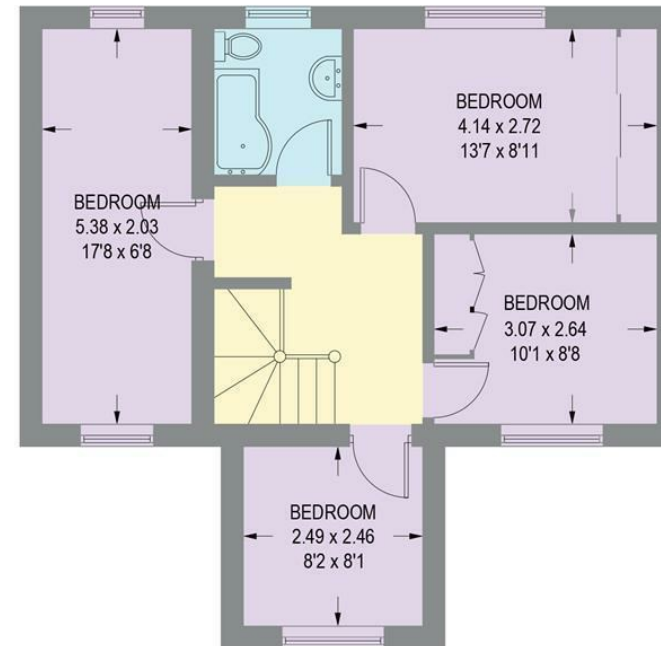
APPROXIMATE GROSS INTERNAL AREA = 115.3 SQ M / 1241 SQ FT

GARAGE = 9.5 SQ M / 102 SQ FT

TOTAL = 124.8 SQ M / 1343 SQ FT



**Ground FLOOR (EXCLUDING GARAGE)**  
**63.2 SQ M / 680 SQ FT**



**FIRST FLOOR = 52.1 SQ M / 561 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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