



24 Holmley Lane, Dronfield, S18 2HR

Saxton Mee

24 Holmley Lane

Price Guide

£280,000

Guide price £280,000 - £285,000

An extended three bedroomed semi detached house standing in an elevated position on this popular residential road being close to 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 stairs rising to the first floor and downstairs cloakroom/WC, spacious bay windowed living/dining room with double doors leading into the good size dining kitchen which forms part of the extension having a range of modern grey gloss units and integrated appliances with double patio doors leading onto the garden. First floor landing off which opens two good size double bedrooms, bedroom three and family bathroom with white suite and shower over the bath. Loft with superb attic space having a velux style window.

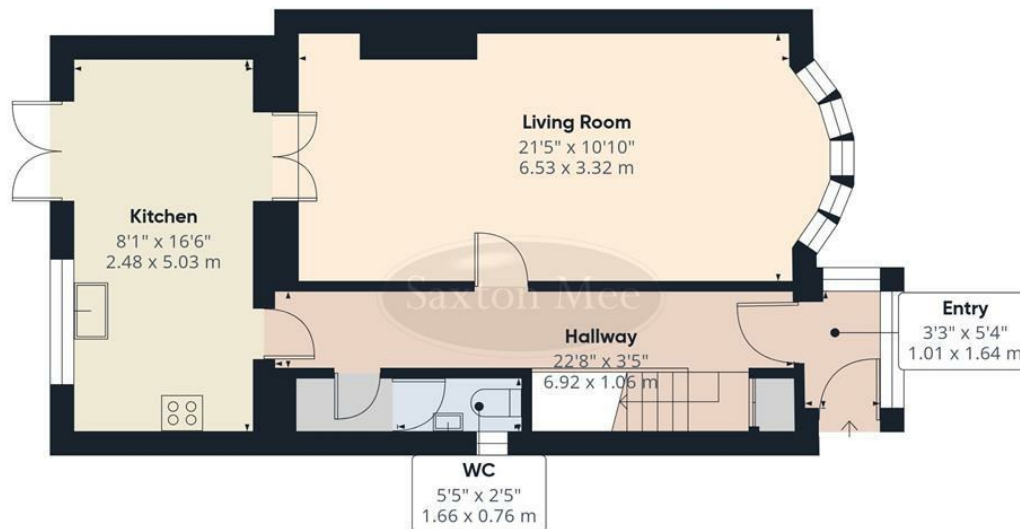
Steps lead up from the path at the front with lawns and access to the side. To the rear is a mainly lawned garden with patio, garden shed and off road parking via the service road at the rear of the property.



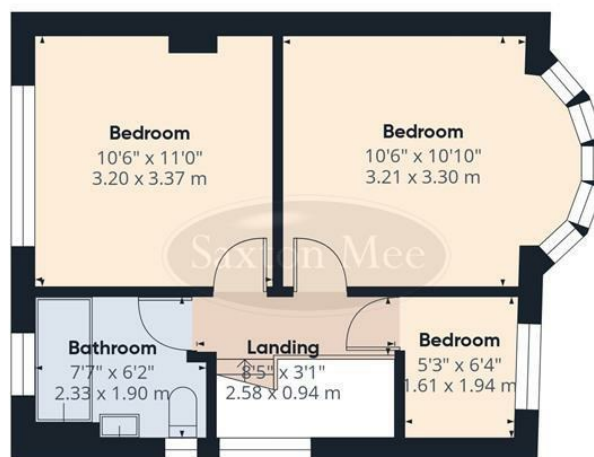
- No upward chain
- Popular established residential location close to local amenities
- Considerably extended and well presented
- Spacious dining kitchen with a range of integrated appliances
- Ideal family home
- Garden with off road parking at the rear
- Double glazing and central heating via a combination boiler
- EPC: D
- Council Tax Band B
- Tenure: Leasehold







Floor 0



Floor 1



Approximate total area⁽¹⁾
894 ft²
83.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

