

An aerial photograph of a large, white, two-story house with a dark grey tiled roof. The house features a prominent conservatory with a blue-tinted glass roof on the left side. In the foreground, there is a paved patio area with a circular seating arrangement. The house is surrounded by a well-maintained lawn and several trees. In the background, a golf course is visible, with a few people playing on the green. The overall scene is bright and sunny, suggesting a clear day.

5 Highgate Lane  
Dronfield  
S18 1UB

Saxton Mee



5 Highgate Lane  
Dronfield  
S18 1UB  
Offers Around £835,000

A stunning FOUR BEDROOMED and THREE BATHROOMED detached family home, arguably located on one of the towns most prestigious addresses and offers beautifully proportioned accommodation extending to over 3000 sq ft.

Standing on the semi rural fringe of the town the property the property overlooks Hallowes Golf Course and is well placed for ease of access to reputable local schooling, train station and a host of amenities.

Complemented by a large private rear garden with stunning patio entertaining terrace, the house is a perfect family home offering beautifully styled rooms and benefitting from gas fired central heating, uPVC double glazing

Outside: stone flagged gated drive/forecourt with the attached garage presently used as a home gym with electric door. There is a detached second garage ideal for storage or could possibly be converted to a home office. Large private garden with outstanding porcelain entertaining terrace

- Stunning four bedroomed and three bathroomed detached house
- Over 3000 sq ft of stylish accommodation
- Impressive open plan dining kitchen/family room extension
- Luxurious shower/wet room
- Viewing highly recommended
- Large rear garden with outstanding entertaining terrace
- Beautifully presented and superbly appointed throughout
- Master bedroom with recent en-suite shower room
- Well placed for renowned Hallowes Golf Course, reputable schooling and train station



### Entrance Porch

With a tiled floor which extends through into the:

### Spacious Reception hall

Having deep understairs store cupboard ideal for coats etc.

### Living Room

Being a beautifully proportioned principle reception room with feature fireplace and electric fire.

### Snug

With twin doors to the hall and log burning stove. Short flight of steps with contemporary glass balustrading descending down into the:

### Open Plan Dining Kitchen/Family Room

Truly impressive large open plan dining kitchen/family room which is an extension to the original dwelling having an extensive range of stylish units with large breakfasting island and high quality integrated appliances. Bi-fold doors open immediately out onto the outstanding garden.

### Utility Room

Which has been partially sub divided to form a home office area with built in work station.

### Downstairs Cloakroom / WC

With toilet and wash hand basin

### First Floor Landing

### Master Bedroom

Being an elegant and nicely proportioned principle bedroom with views towards the golf course along with superb built in wardrobes extending to one wall.

### En-Suite Shower Room

Having been fitted within the last few years with black accents

### Double Bedroom Two

With appealing views and built in wardrobes

### Double Bedroom Three

Again located at the rear of the property with built in wardrobes and similar views

### Double Bedroom Four

Being another excellent bedroom for a teenager and is also located at the rear of the property with built in wardrobes

### Family Bathroom

Excellent family bathroom with a white suite

### Luxurious Shower Room

Being beautifully fitted out within the last few years

### Loft Space

Most useful loft space which makes a great occasional area and is approached via a pull down loft ladder.

### Outside

Stone flagged drive/forecourt with the attached garage presently used as a home gym with electric door. There is a detached second garage ideal for storage or could possibly be converted to a home office. The house is complemented by a large private garden with outstanding porcelain flagged entertaining terrace ideal for al-fresco dining with a level large lawned area beyond and raised sleeper beds having a variety of plats and shrubs.

### Valuers Note

We sold this beautiful home several years ago to the present vendor who has subsequently carried out extensive works and improvements creating a most impressive property which is enviably located on one of the towns most prestigious addresses.

### Tenure

Freehold

### EPC

Rated: D

### Council Tax

Band: F

### Location

From Dronfield train station continue along the High Street towards Chesterfield going under the railway bridge and turn right onto Highgate Lane. Continue up the hill passing the fire station on your left and approx 0.5 of a mile up you pass the Golf Club and the property is a few houses up on the left hand side.







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**TOTAL  
FLOOR AREA  
3041 SQ FT**