



26 Salisbury Road, Dronfield, S18 1UF

Saxton Mee

# 26 Salisbury Road

## £500,000

A superb four bedroomed detached house being perfect for family occupation and being enviably located overlooking the golf course at the front and standing within easy reach of renowned local schooling and excellent range of amenities in the town.

Offered for sale with vacant possession and no upward chain the accommodation benefits from uPVC double glazing, gas fired central heating via a combination boiler and briefly comprises: reception hall, beautifully proportioned living/dining room, large well equipped breakfast kitchen with integrated appliances, utility and downstairs cloakroom/WC.

Opening off the landing on the first floor is the master bedroom with excellent en-suite shower room, two further double bedrooms and single bedroom which was formerly used as an office. Family bathroom.

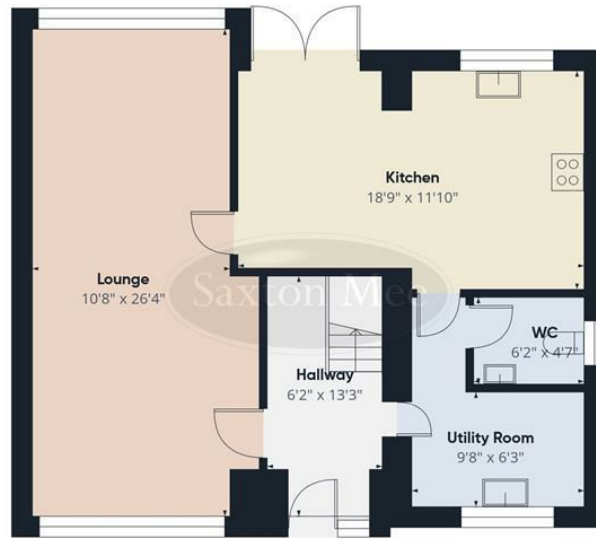
Block paved forecourt parking for several vehicles, tired rear garden with lawn and summerhouse.



- Spacious four bedroomed detached house
- Ideal for family occupation
- Enviably located with views over the golf course to the front
- Convenient for renowned schooling and the centre of town
- Vacant possession no upward chain
- uPVC double glazing and gas central heating
- Good size living room and breakfast kitchen
- EPC: D
- Council Tax Band: C
- Tenure: Leasehold







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1299 ft<sup>2</sup>

(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.

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Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

