



Highcliffe, High Street, Apperknowle, Dronfield S18 4BD



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£750,000

**** NO CHAIN ****

Enviably located on the rural fringe of the highly sought after village of Apperknowle; this superbly proportioned four/five double bed roomed and three bathroomed detached house stands on a large plot extending to just over 1/4 of an acre.

Commanding truly impressive south facing views towards Chesterfield, the spacious and versatile property extends to 2426 sq ft and is complemented by a beautiful private garden. Offering uPVC double glazing and gas central heating with a preferred un-vented pressurised hot water system the accommodation briefly comprises: spacious hall, downstairs cloakroom/WC, superbly proportioned living/dining room with stone fireplace and French doors to the garden, breakfast room which forms an integral part and opens into the well equipped kitchen with Rangemaster cooker, personnel door to the garage and adjacent utility. Formal dining room which could be utilised as either an additional sitting room or ground floor (fifth) bedroom having an en-suite shower room. First floor landing with twin doors to the front facing balcony, master bedroom with bay window, walk in wardrobe and en-suite bathroom, three further good size double bedrooms and family bathroom.

Outside: electric gates ensure extra privacy and security, broad tarmac drive with ample parking for several vehicles and EV charging point. Access to the double garage with electric door.

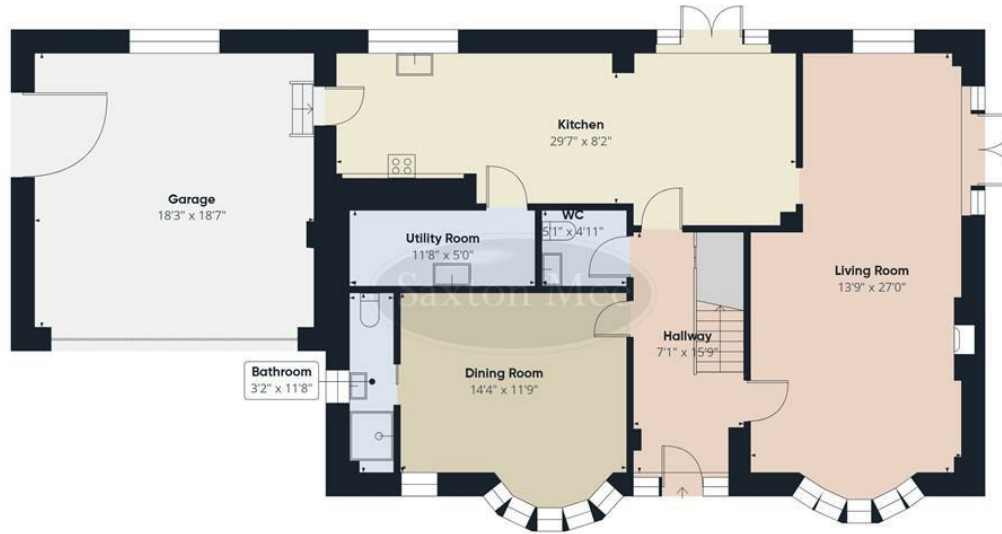
The large garden enjoys an excellent degree of privacy being set down primarily to lawn with herbaceous beds, stone patio, pond and includes an excellent summerhouse, greenhouse and shed.



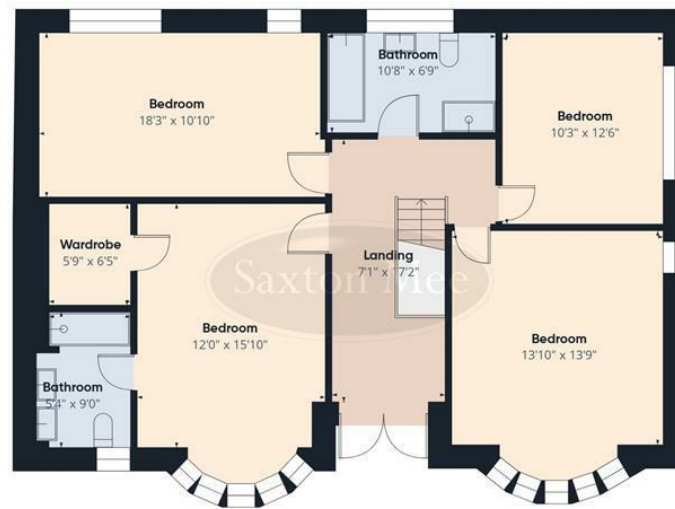
- Beautifully proportioned four/five bedroomed detached family home
- Semi rural fringe of this highly sought after village
- Well placed for the motorway network, Sheffield, Chesterfield and Dronfield
- Flexible and versatile accommodation
- Three bathrooms
- Just over 1/4 of an acre plot
- Large private garden with panoramic views to the front
- Gas central heating and uPVC double glazing
- Double garage, ample parking, electric gates and alarm. EV Charging point
- Council Tax Band: Tenure: Freehold, EPC: D







Floor 0



Floor 1



Approximate total area⁽¹⁾
2426 ft²

(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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