



3 Hardhurst Road, Unstone, Dronfield, S18 4DS

Saxton Mee

# 3 Hardhurst Road

## Unstone

Price Guide

# £260,000

Guide price £260,000 - £270,000

This truly exceptional three bedroomed semi detached house has been stylishly refurbished and beautifully appointed during recent years and is complemented by a large rear garden with superb studio/games room.

Favourably located on a small cul-de-sac backing onto a childrens play area with fields beyond, the property has undergone a scheme of works including extensive replastering, overhauled wiring, re-plumbing and many new radiators. With a stylish new kitchen and excellent bathroom equally ideal for a family or couple. The surprisingly spacious accommodation has uPVC double glazing and gas fired central heating via a Worcester combination boiler.

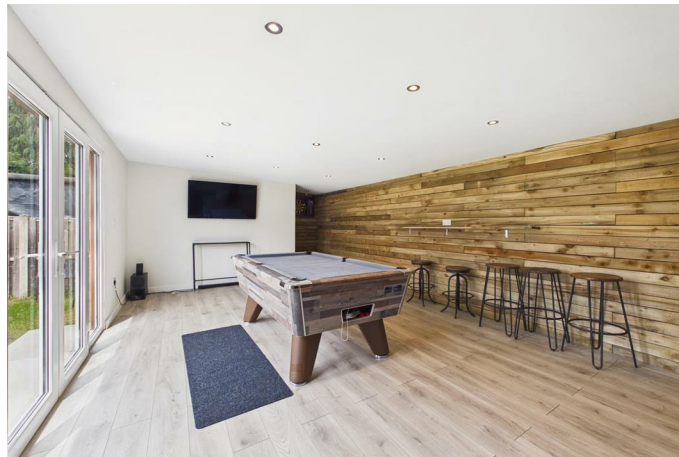
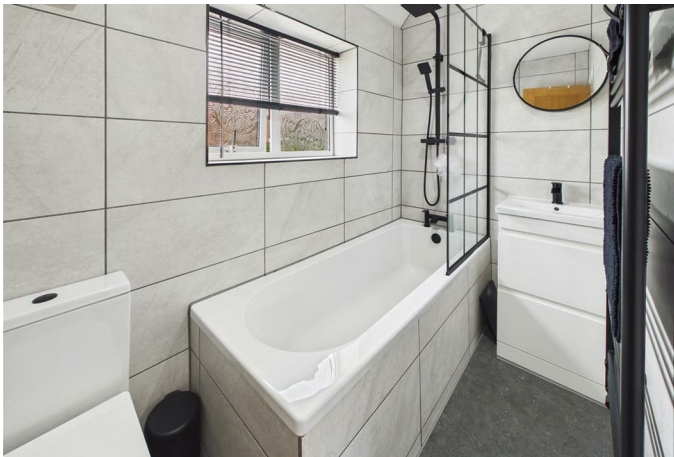
Entrance hall, downstairs WC, superbly proportioned living room, outstanding kitchen with integrated appliances, first floor landing, two double bedrooms, single bedroom and bathroom.

Ample off road forecourt parking, large recent patio/entertaining terrace, good size lawn and superb studio/games room.



- Stunning three bedroomed semi detached house
- Beautifully refurbished
- Superbly appointed
- New bathroom
- Large rear garden with studio/games room
- Double glazing and central heating via Worcester combination boiler
- Downstairs WC
- Off road forecourt parking
- EPC
- Council Tax Band: EPC:







Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

705 ft<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

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