



4 Highdale Fold  
Dronfield  
S18 1TA





## 4 Highdale Fold, Dronfield S18 1TA

£795,000

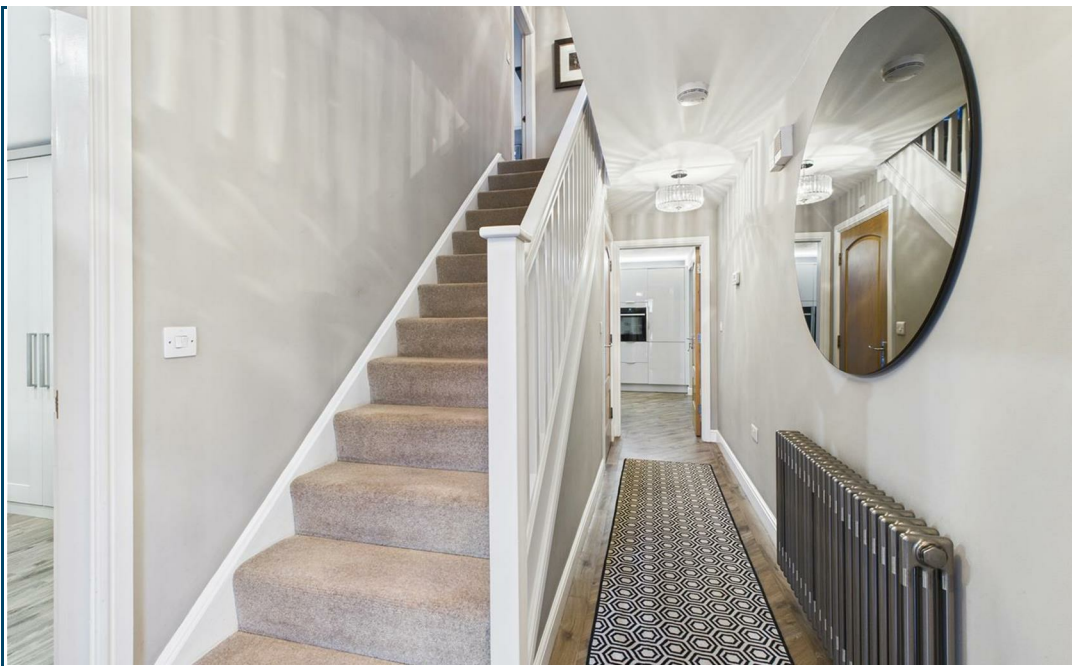
This stunning FIVE BEDROOMED and FOUR BATHROOMED detached house is enviably located on a large corner plot within this most convenient position standing within easy walking distance of renowned local schooling, train station and a wide range of local amenities.

Extending over three floors the stylishly presented accommodation is ideal for a family and has been considerably refurbished during recent years to a high standard. Offering uPVC double glazing and a gas fired central heating system with a new boiler fitted in 2025, burglar alarm and CCTV, the accommodation briefly comprises: reception hall, downstairs cloakroom/WC, office/snug, bay windowed living room, outstanding kitchen fitted around 2018 with an extensive range of units and integrated appliances with this room opening through to the adjacent large dining room which again flows into the impressive orangery/family room which has bi-fold doors and roof lantern. Utility room. Opening off the landing on the first floor are four double bedrooms (two with excellent en-suite shower rooms) and a luxurious family bathroom fitted in 2023 with bath and separate walk in shower. The second floor master suite is an outstanding bedroom with large sleeping area, dressing room with large superbly equipped fitted wardrobe with adjacent well appointed en-suite shower room.

Outside: resin driveway affords ample off road parking for five vehicles and access to the detached double garage which has twin electric Hormann doors. The good size garden lies to the side and rear of the house enjoying an excellent degree of privacy and set down to lawn with stone flagged split level patio, pergola and superb studio idea for a home office/gym along with a fantastic bar with bi fold doors and paved patio entertaining area beyond.

- Stylishly presented throughout
- Additional studio/home office and separate detached bar with bi-fold doors and terrace beyond
- Stunning second floor master suite with walk in wardrobe and en-suite shower room
- Additional woodland to the rear/side available by separate negotiation 0.63 of an acre
- Council Tax Band: F
- Five bedrooms, three en-suites and excellent family bathroom
- Gas central heating and uPVC double glazing
- Deceptively spacious accommodation and gardens with detached double garage and parking for up to five vehicles.
- EPC: C
- Tenure: Freehold











Floor 0



Floor 1



Floor 2

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

2179 ft<sup>2</sup>

Reduced headroom

43 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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