



13 Cecil Road, Dronfield, S18 2GW



13 Cecil Road

£300,000

Extensively refurbished throughout; this outstanding three double bedroomed mid town house is truly deceptive offering beautifully proportioned and stylishly presented accommodation perfect for a family.

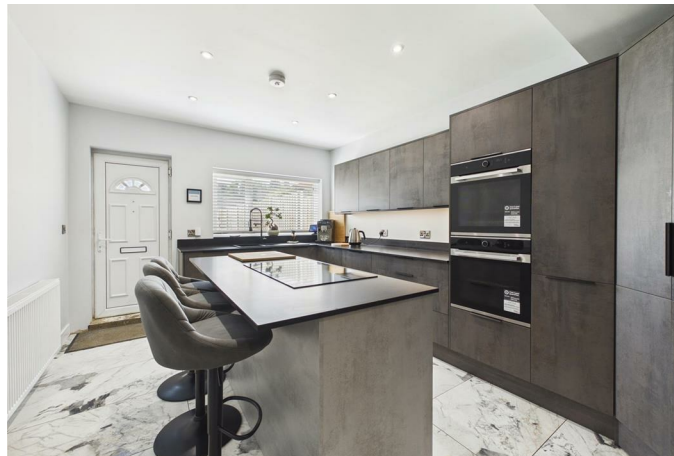
Most conveniently located within easy reach of renowned local schooling, train station and nearby parks the property within the last 18 months has undergone an extensive scheme of works having been re-roofed with new dormers, re-plastering, re-wiring, new central heating system and new fittings throughout.

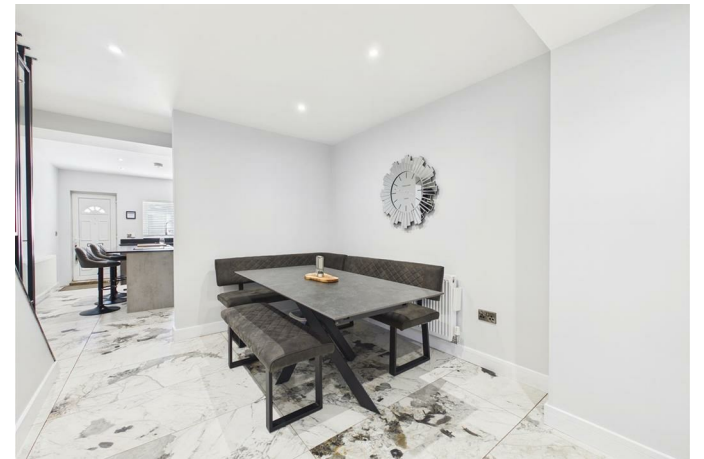
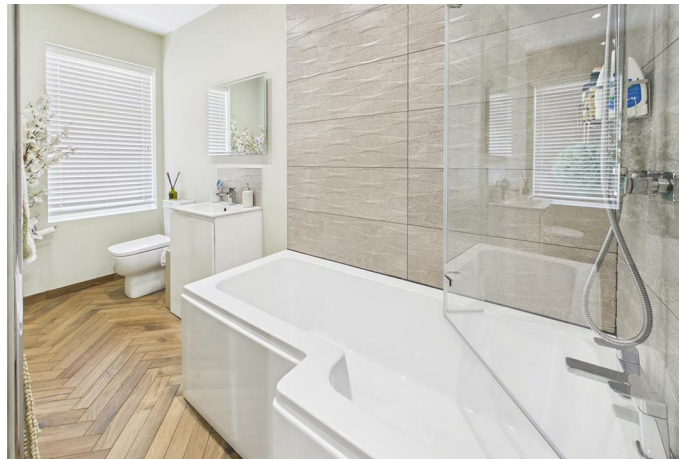
Living room with feature media wall with inset fire, dining room which has a stunning oversize tiled floor with underfloor heating, which extends through into the impressive breakfast kitchen which has an extensive range of units and integrated appliances. Excellent cellar which has plumbing for a washing machine. First floor landing with two double bedrooms, superb bathroom and large storage recess off. Outstanding second floor master suite with open plan en-suite shower with air-conditioning unit installed in June 2026, vanity basin and WC and having open wardrobe.

Outside: forecourt garden, passageway with gate to the low maintenance rear garden which has lawn and new patio taking advantage of the favoured westerly aspect.

Note: all of the furniture is available to purchase by separate negotiation with the vendor.

- Truly outstanding three double bedroomed town house
- Stylishly refurbished
- New roof, windows, re-plastering, re-wiring, new central heating system
- Stunning new kitchen
- Extending over three floors (plus cellar)
- Most convenient location
- Viewing highly recommended
- Perfect for a family or couple
- EPC:
- Council Tax Band: A Tenure: Freehold







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. *A Life Assurance policy may be requested.* *Written Quotations of credit terms available on request.*

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