



88 Hilltop Road, Dronfield, S18 1UL

Saxton Mee

88 Hilltop Road

£475,000

This quite superb four bedroomed and two bathroomed semi detached house is enviably located on this highly sought after road with impressive southerly views at the rear where the house is complemented by a large private garden.

The exceptionally well presented accommodation is nicely appointed and offers gas fired central heating, uPVC double glazing and briefly comprises: entrance porch, reception hall, 'L' shaped beautifully appointed kitchen which flows through into the garden lounge which is a large third reception room opening out onto the garden with patio doors and feature stonework to one wall. The living room and dining room currently are open but could be divided into two rooms again if so desired. First floor landing with three excellent double bedrooms, single room (ideal as a nursery or study), bathroom and separate shower superb shower room.

Resin driveway with block edging provides ample forecourt parking and access to the good size integral garage with personnel door to the kitchen. The large rear garden is undoubtedly an important attribute taking advantage of the southerly aspect and is initially set out with decked entertaining terrace with glass balustrading ideal for al-fresco dining and steps down to the extensive lawns.



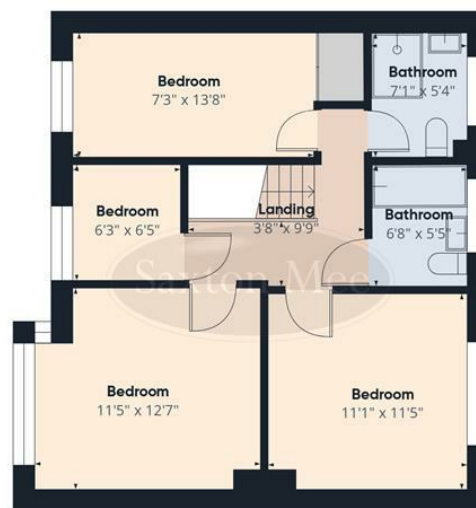
- Truly outstanding semi detached house
- Four bedrooms and two bath/shower rooms
- Three reception rooms and superb 'L' shaped kitchen
- Sought after road
- Appealing views to the rear
- Large south facing rear garden
- Resin driveway and integral garage
- Shower room and conservatory with underfloor heating
- Council Tax Band C
- Tenure: Freehold EPC:







Floor 0



Floor 1



Approximate total area⁽¹⁾

1419 ft²

Reduced headroom

5 ft²

(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.

GIRAFFE360

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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

