



134 Holmley Lane, Dronfield, S18 2HS

Saxton Mee

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£335,000

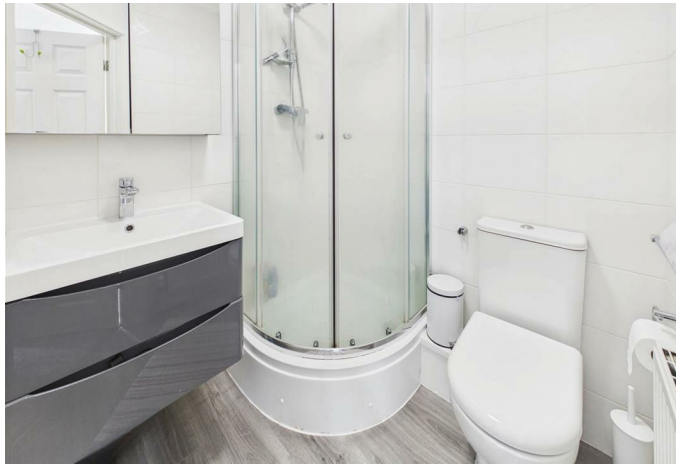
Offering nicely proportioned accommodation extending over three floors; this superb four bedroomed split level mid town house is conveniently placed within easy reach of the centre of this sought after town which has a comprehensive range of amenities including renowned schooling, train station and supermarkets.

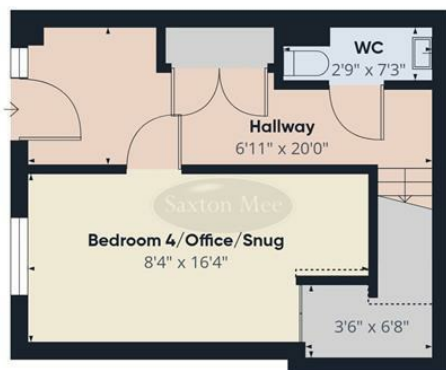
The property which offers gas fired central heating and uPVC double glazing has during recent years had the garage converted into a fourth bedroom/home office/snug. Entrance hall with front door and useful cloaks cupboards, door to the bed 4/office. There is a downstairs cloakroom/WC along with stairs ascending to the first floor half landing, superb large open plan dining kitchen, well equipped with an extensive range of units and built in appliances, utility, spacious living room with twin French doors to the south facing rear garden and patio, second floor half landing off which opens two large single/small double bedrooms (ideal for tennagers), family bathroom. Short flight of stairs with door opening to the master bedroom which again has twin French doors and Juliette balcony to the south facing rear aspect and has an en-suite shower room.

Outside: broad block paved driveway provides ample off road parking. Attractively landscaped south facing tiered rear garden with patio, steps up to two further sitting out areas which at the top takes full advantage of breathtaking distant views.



- Superb split level four bedroomed mid town house
- Flexible and versatile accommodation
- 1374 sq ft effectively over three floors
- Good sized well equipped dining kitchen
- Spacious living room
- Large master bedroom with built in wardrobes and en-suite
- Tiered split level south facing rear garden
- Former garage converted to bedroom 4/home office/snug
- Convenient location - renowned schooling
- Tenure:Leasehold Council Tax Band:C. EPC:





Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1245 ft²

Reduced headroom

28 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.

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