



24 Holmley Lane, Dronfield, S18 2HR

Saxton Mee

# 24 Holmley Lane

## £300,000

A traditional, extended three bedroomed semi detached house standing in an elevated position on this popular residential road being close to a comprehensive range of local amenities within Dronfield including renowned schooling and train station, sports centre and ease of access to the ring road and St James Retail Park.

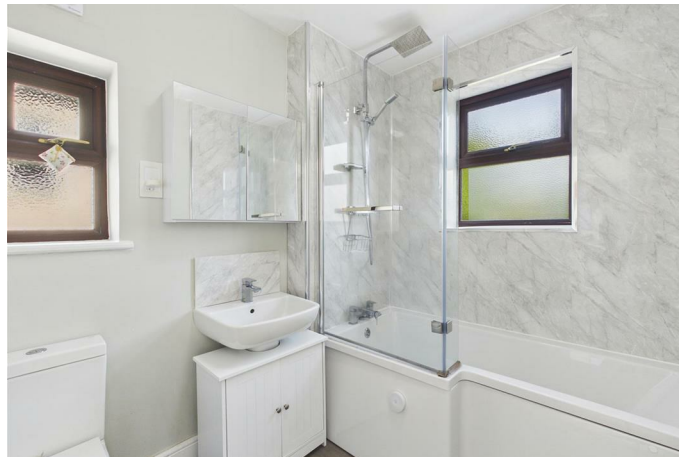
The nicely proportioned accommodation briefly comprises: Spacious reception hall with stairs rising to the first floor and downstairs cloakroom/WC, spacious bay windowed living/dining room with double doors leading into the good size dining kitchen which forms part of the extension having a range of modern grey gloss units and integrated appliances with double patio doors leading onto the garden. First floor landing off which opens two good size double bedrooms, bedroom three and family bathroom with white suite and shower over the bath. Loft with superb attic space having a velux style window.

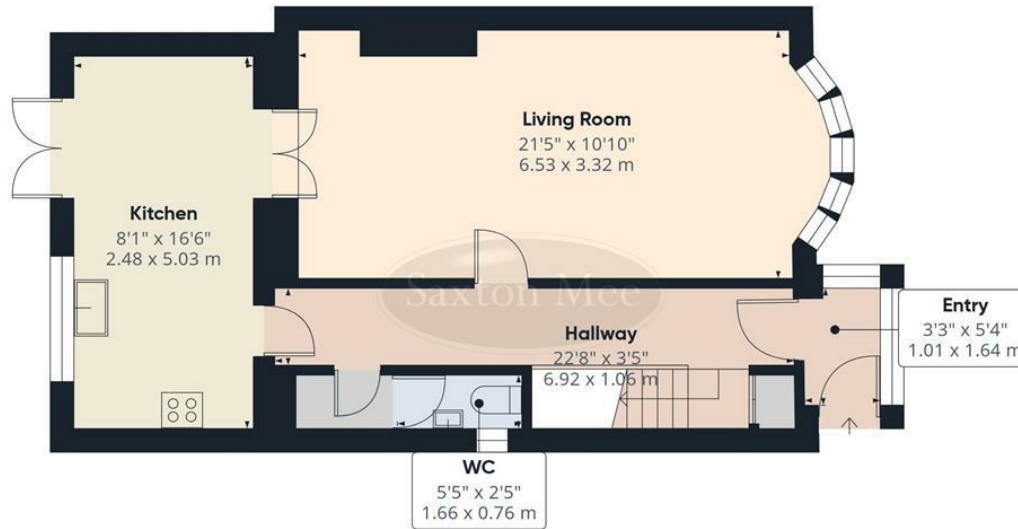
Steps lead up from the path at the front with lawns and access to the side. To the rear is a mainly lawned garden with patio, garden shed and off road parking via the service road at the rear of the property.



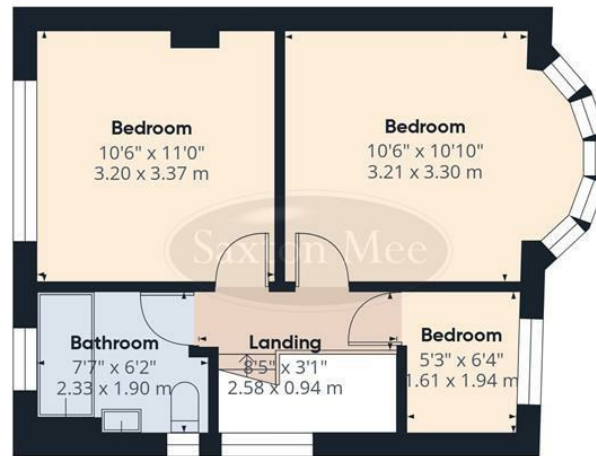
- No upward chain
- Popular established residential location close to local amenities
- Considerably extended and well presented
- Spacious dining kitchen with a range of integrated appliances
- Ideal family home
- Garden with off road parking at the rear
- Double glazing and central heating via a combination boiler
- EPC: D
- Council Tax Band B
- Tenure: Leasehold







Floor 0



Floor 1



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

894 ft<sup>2</sup>  
83.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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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