



1 Clifton Court
Dronfield
S18 8WL

Saxton Mee



1 Clifton Court, Dronfield S18 8WL

Price £925,000

This stunning FOUR/FIVE BEDROOMED detached house captivates the ultimate in modern day living and is enviably located within a small exclusive development of only four prestigious properties on the semi-rural fringe of Dronfield and Totley with their comprehensive range of local amenities, including renowned schooling and proximate train stations in Dore, Dronfield and Chesterfield.

Standing on the doorstep of the glorious Peak District National Park, on a private road with central courtyard, this stylishly presented and unique property was built to a high specification in 2021 with quality fittings throughout and offers nicely proportioned, spacious and versatile accommodation.

Equally suited for a family or professional couple this impressive property boasts 2249 sq ft (209 sq m) and has gas fired central heating via a preferred unvented pressurised system with zoned underfloor heating to the ground floor and conventional radiators to the first floor, HVAC system throughout providing improved indoor air quality and humidity control, double glazed windows, CCTV and intruder alarm.

- Stunning four/five bedoomed family home
- Superb semi rural location
- Outstanding open plan dining kitchen/family room
- Small prestigious development of only four properties on a private lit road with a private gate soon to be installed to create a gated community
- Freehold - EPC: B
- Stylishly appointed with versatile accommodation
- Convenient for Totley, Dronfield, Sheffield, Chesterfield and the Peak District
- Luxurious modern bathrooms
- Advantage structural guarantee with 7 years remaining
- Council Tax Band: F



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Reception Hall

Good sized reception hall with stairs to the first floor

Open Plan Kitchen/Dining/Lounge

Highly impressive 'L' shaped kitchen/dining room/lounge area with a range of contemporary styled German units by Nobilia, complemented by beautiful granite worksurfaces and a large central breakfasting island, integrated appliances including 2 dishwashers, with quooker tap (offering boiling, chilled and sparkling water), wine fridge and induction hob with integrated downward extractor, along with two sets of bi-fold doors leading on to the large patio area.

Utility Room

Separate utility room with space for washer and separate dryer and door to the side

Lounge

Providing excellent natural light enhanced by a large roof lantern and fitted TV/ entertainment unit.

Inner Lobby

Providing access to:

Snug/Office

Which could easily be utilised as a ground floor bedroom if required

Adjacent WC

With feature vanity sink

Boot/Cloak Room

With large fitted cloaks cupboard and bench storage seat.

First Floor Landing

Spacious landing approached via the staircase with glass balustrading having a fantastic floor to ceiling window which would be ideal as a reading area or office

Master Bedroom

with French doors to the balcony which overlooks the rear garden and takes full advantage of the impressive far reaching countryside views

Luxurious En-Suite Master Shower Room

Impressive shower room with walk in shower

Dressing Room

Originally the fifth bedroom and now utilised as a superb dressing room with fitted furniture.

Bedroom Two with En-Suite Shower Room

Spacious bedroom ideal for guest suite or teenager having fitted wardrobes along one wall and adjacent modern en-suite shower room.

Bedroom Three

Double bedroom with fitted wardrobes and views to the rear

Bedroom Four

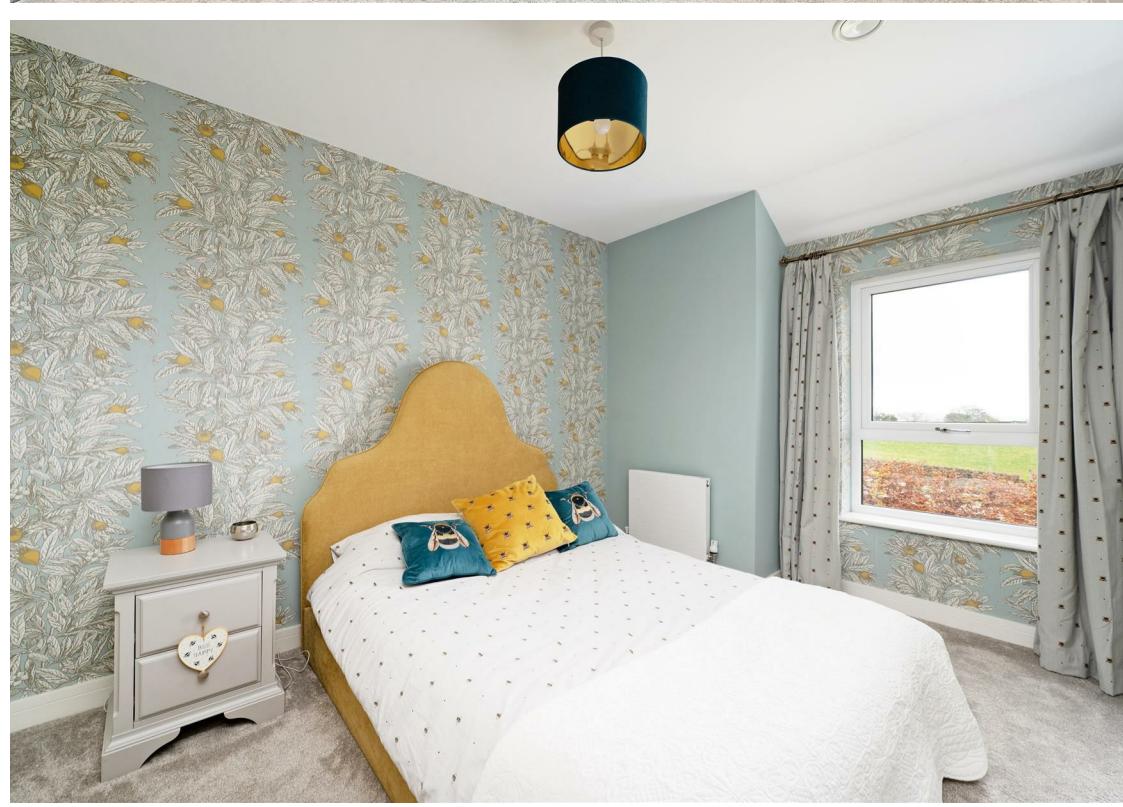
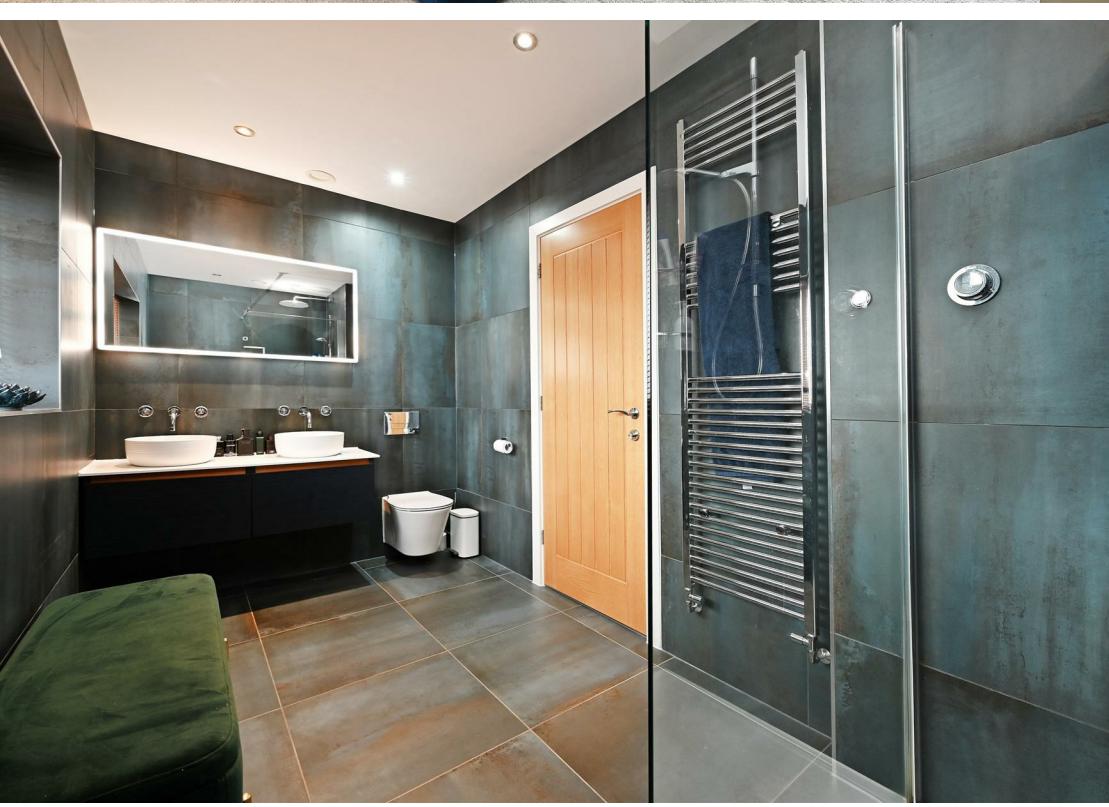
Good size double bedroom with views to the rear

Stylish Family Bathroom

Separate family bathroom with standalone Italian bath and shuttered windows having on-trend marble tiling

Outside

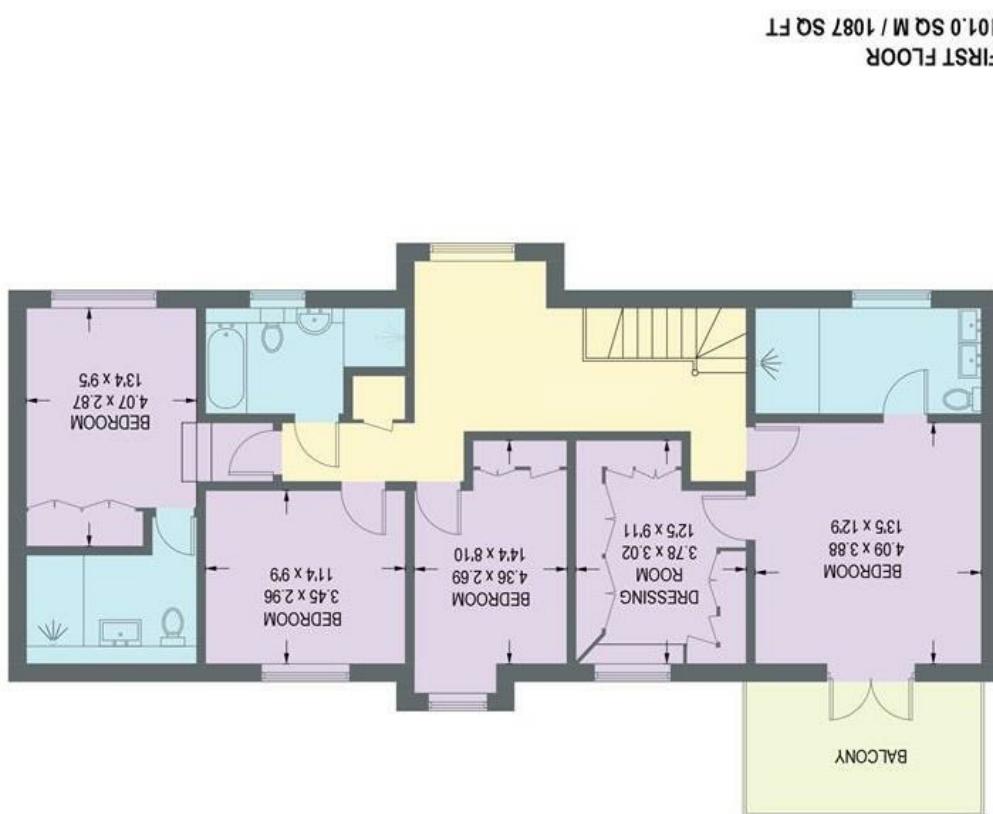
Block paved driveway with off road parking leading to the integral garage. Good sized private level rear garden set down primarily to lawn with a paved entertaining terrace.





1 CLIFTON COURT

APPROXIMATE GROSS INTERNAL AREA = 209 SQ M / 2249 SQ FT
 GARAGE = 17.9 SQ M / 193 SQ FT
 TOTAL = 226.9 SQ M / 2442 SQ FT



measures are approximate, not to scale.
 Illustration for identification purposes only.