



1A Summerfield Road, Dronfield, S18 2GZ

Saxton Mee

1A Summerfield Road

Guide Price

£440,000

GUIDE PRICE £440,000 - £450,000

Beautifully presented; this truly outstanding four bedroomed detached house offers deceptively well proportioned accommodation and is most conveniently located just off Green Lane within easy reach of renowned local schooling, nearby parks and train station.

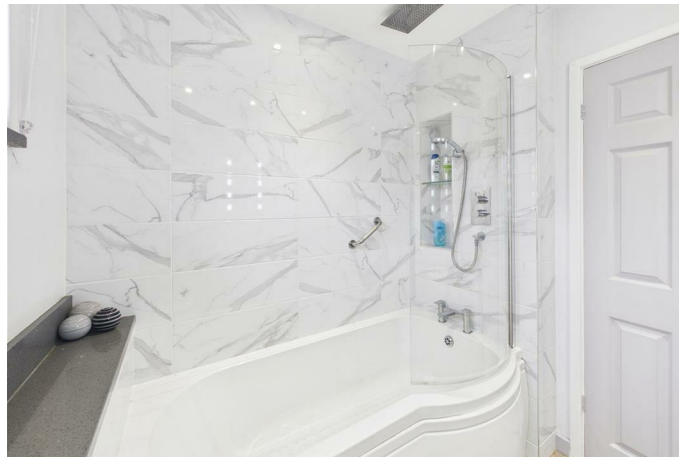
The surprisingly spacious property benefits from uPVC double glazing and gas central heating via a new Worcester Bosch gas fired combination boiler which was installed in 2022 and briefly comprises: reception hall, downstairs cloakroom/WC, beautifully proportioned living room with bay window and a superb contemporary style ribbon effect electric fire, outstanding open plan dining kitchen which was installed by Chris Fields Designs to an exceptionally high standard with Quartz working surfaces and high quality integrated appliances. Laundry/utility room, sun room with French doors to both the kitchen and garden. First floor landing with two double bedrooms, third bedroom easily able to accommodate a double bedroom and fourth room being a large single bedroom. Excellent bathroom with a white suite having a bath with shower above.

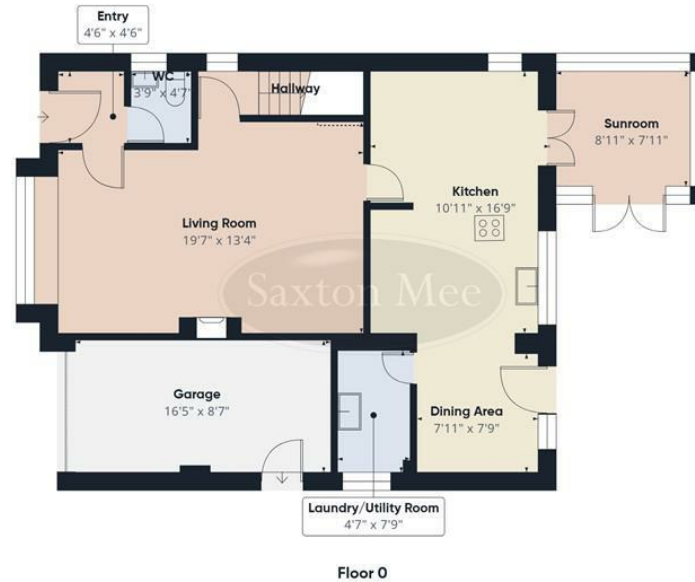
Driveway leads in providing ample off road parking with there being an EV charging point and attached garage within which is housed the boiler.

The attractively landscaped rear garden enjoys a westerly facing aspect with the sun all afternoon and is initially set out to a stone flagged patio entertaining terrace with lawn beyond.

- Surprisingly spacious four bedroomed detached house
- Beautifully presented throughout
- Superbly appointed with a bespoke Chris Fields kitchen
- High quality appliances and Quartz working surfaces
- Most convenient location
- Attractive westerly facing rear garden
- New Worcester combination boiler in 2022
- EPC:
- Council Tax Band E
- Tenure: Freehold







Approximate total area⁽¹⁾
1301 ft²
Reduced headroom
1 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

