



13 Hilltop Road, Dronfield, Derbyshire, S18 1UH

Saxton Mee

13 Hilltop Road

£495,500

Greatly extended; this truly outstanding three double bed roomed and three bathroomed semi detached house is a perfect opportunity for a family to acquire a superb home which is enviably located on this highly sought after road standing on the rural fringe of the town yet within easy reach of a comprehensive range of amenities including renowned local schooling, train station and sports centre.

Extensively refurbished and extended in 2019 when the property benefitted from a new gas fired central heating boiler, was largely replastered with upgraded wiring and having many new windows, the property briefly comprises: entrance lobby opening through to the reception hall, bay windowed living room, impressive open plan dining kitchen/family room having an extensive range of units and built in appliances. The kitchen is 'L' shaped with the garden/family room which is an extension to the original dwelling having twin bi-fold doors to the rear. Downstairs cloakroom/WC. First floor landing, master bedroom with excellent en-suite shower room (former original third single bedroom), double bedroom two which forms part of the extension to the side again with en-suite shower room, double bedroom three and family bathroom with bath and shower above.

Outside: block paved drive provides ample off road parking for three vehicles, integral garage store which doubles as a utility and has a personnel door to the dining kitchen. Undoubtedly the outstanding rear garden is an important attribute with a variety of mature plants and shrubs, patio and hot tub (which is included in the sale). At the far end of the garden is a superb studio/entertaining room/den with built in bar and WC.



- Truly outstanding family home
- Three double bedrooms and three bathrooms
- Considerably extended and refurbished in 2019
- Sought after road
- Quite superb rear garden with studio/den with bar and WC
- Off road forecourt parking for three vehicles
- Most impressive open plan dining kitchen/family room
- Tenure: Freehold
- EPC: TBC
- Council Tax Band: C







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.*

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