



21 Highfields Road, Dronfield, S18 1UU

Saxton Mee

21 Highfields Road

Price Guide

£315,000

Guide price £315,000 - £325,000

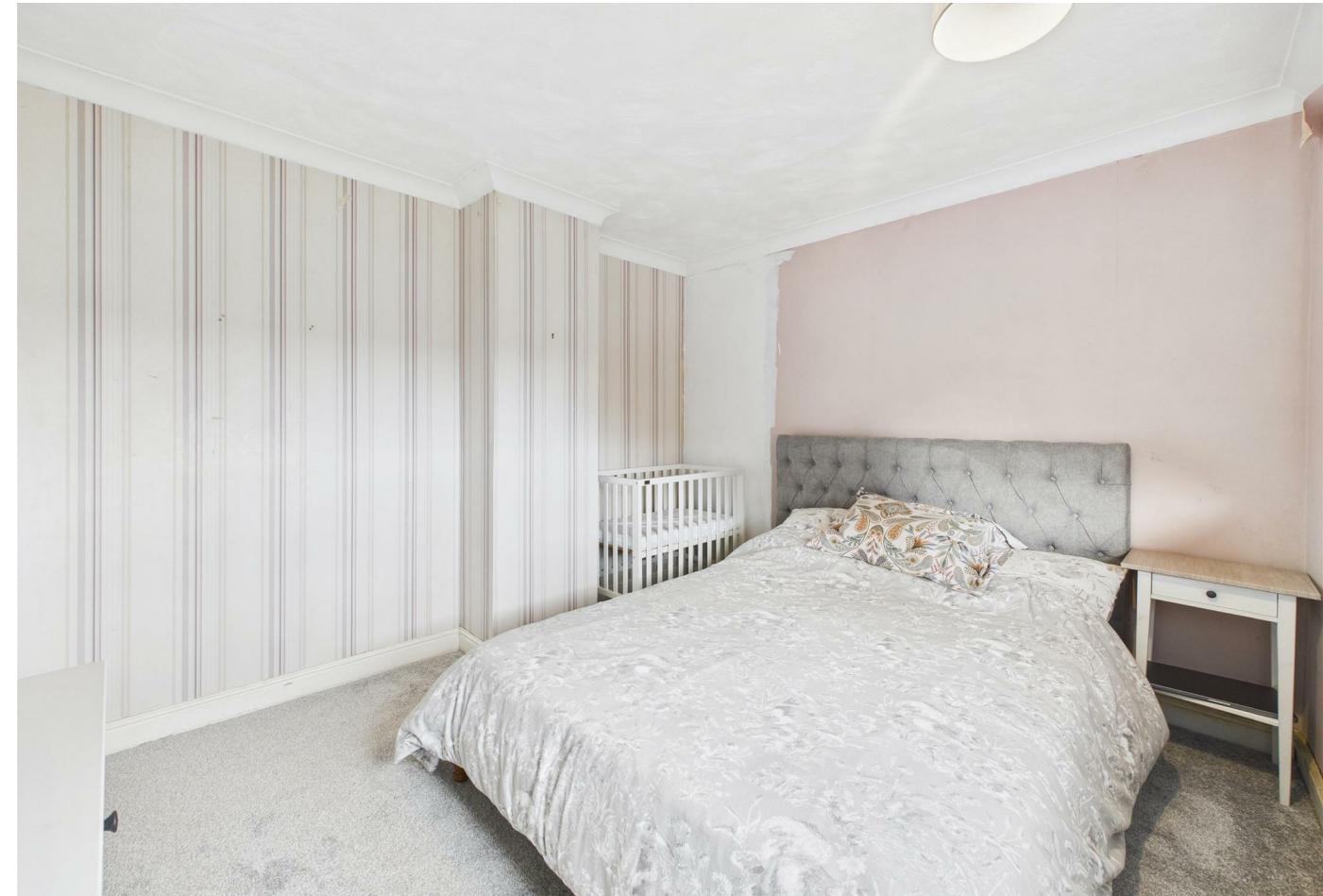
Most conveniently located this nicely proportioned four bed roomed semi detached house is a sensibly priced and affordable home for a family standing within easy reach of renowned local schooling, parks and train station.

Offered for sale with no upward chain the property offers gas fired central heating, uPVC double glazing and briefly comprises : new composite front door, reception hall, study (ideal for someone working from home), living room which currently opens through to the dining area which lends itself to being opened through to form a large dining kitchen (subject to any necessary building regulations). Kitchen which flows through into the utility where there is a back door to the rear garden. Opening off the landing on the first floor are four good size bedrooms and a family bathroom.

The driveway which provides ample off road parking has undergone a scheme of works during the last couple of years being levelled and having the benefit of a resin finish. Decked patio, lawned rear garden and detached store/workshop (former garage). The garden has been recently fenced to the perimeter.



- Sensibly priced and affordable four bed roomed semi detached home
- Recently fitted solar panels
- Ideal family home - automated blinds throughout
- Very conveniently located close to a range of excellent amenities
- Considerably extended with four good size bedrooms
- Recent resin driveway
- Enclosed fenced rear garden with lawn, decking and workshop/store
- EPC = C
- Council Tax Band: C
- Tenure: Freehold

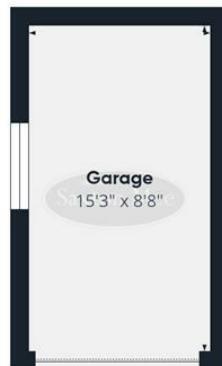




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1162 ft²

(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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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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