



5 Hazel Court, Dronfield, Derbyshire, S18 1TW

Saxton Mee



# 5 Hazel Court

## Price Guide

£550,000

\*\* GUIDE PRICE - £550,000 - £575,000 \*\*

A truly deceptive and quite unique five bedroomed, three bathroom split level detached property, favourably located on a small cul-de sac close to the golf club, within easy reach of renowned local schooling and train station.

Perfect for a family, the highly versatile and flexible accommodation extends to just over 1900 sq ft and offers gas fired central heating, uPVC double glazing and briefly comprises: reception hall with cloakroom/WC, superbly equipped breakfast kitchen, dining room, spacious living room with log burner. Master bedroom with en-suite shower room and French doors to the rear garden and private master bedroom terrace. Three further good size bedrooms and family bathroom.

The loft space has been converted to form an additional impressive bedroom ideal for a teenager. An appealing architectural feature is the apex window to the rear. Landing area with built in wardrobes and excellent adjacent bathroom.

Block paved driveway offering parking space for two cars. Garage with electric door and additional access from the side. Attractively landscaped rear garden which includes a broad decked entertaining terrace with a BBQ area shaded by an aluminium pergola. Hot tub and artificial grass.



- Impressive five bedroom and three bathroom residence
- Perfect for families
- Highly versatile split level accommodation
- Apealing landscaped rear garden
- Broad decked entertaining terrace with hot tub
- Favoured cul de sac position
- Close to golf club
- uPVC Double Glazing
- Gas central heating







## 5 HAZEL COURT

APPROXIMATE GROSS INTERNAL AREA = 160.4 SQ M / 1727 SQ FT  
GARAGE = 17.2 SQ M / 185 SQ FT  
TOTAL = 177.6 SQ M / 1912 SQ FT

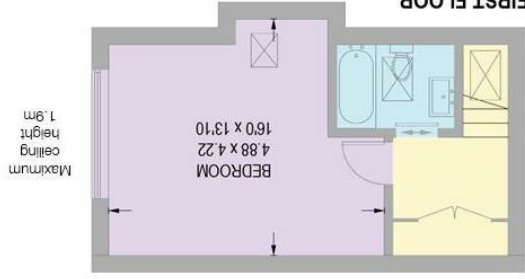


Illustration for identification purposes only.  
measurements are approximate, not to scale.

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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