



88 Hilltop Road, Dronfield, S18 1UL

Saxton Mee

88 Hilltop Road

£475,000

This quite superb four bedroomed and two bathroomed semi detached house is enviably located on this highly sought after road with impressive southerly views at the rear where the house is complemented by a large private garden.

The exceptionally well presented accommodation is nicely appointed and offers gas fired central heating, uPVC double glazing and briefly comprises: entrance porch, reception hall, 'L' shaped beautifully appointed kitchen which flows through into the garden lounge which is a large third reception room opening out onto the garden with patio doors and feature stonework to one wall. The living room and dining room currently are open but could be divided into two rooms again if so desired. First floor landing with three excellent double bedrooms, single room (ideal as a nursery or study), bathroom and separate shower superb shower room.

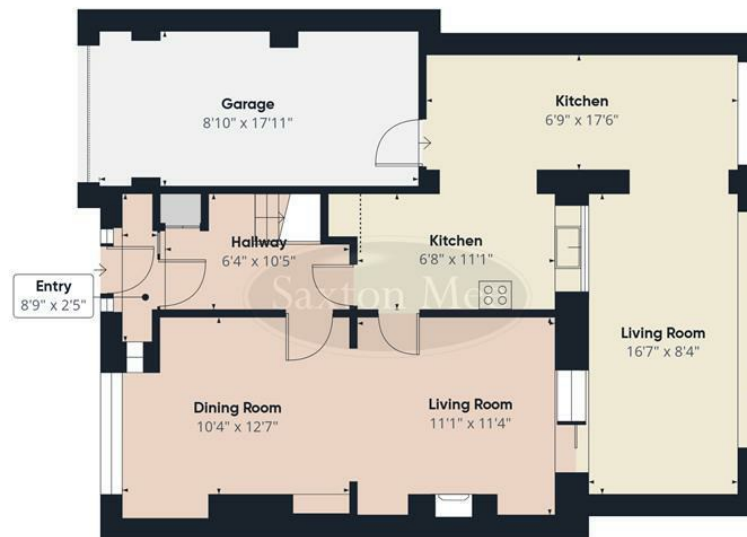
Resin driveway with block edging provides ample forecourt parking and access to the good size integral garage with personnel door to the kitchen. The large rear garden is undoubtedly an important attribute taking advantage of the southerly aspect and is initially set out with decked entertaining terrace with glass balustrading ideal for al-fresco dining and steps down to the extensive lawns.



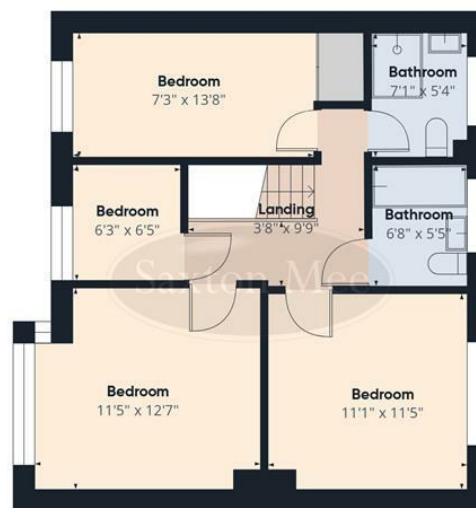
- Truly outstanding semi detached house
- Four bedrooms and two bath/shower rooms
- Three reception rooms and superb 'L' shaped kitchen
- Sought after road
- Appealing views to the rear
- Large south facing rear garden
- Resin driveway and integral garage
- Shower room and conservatory with underfloor heating
- Council Tax Band C
- Tenure: Freehold EPC:







Floor 0



Floor 1



Approximate total area⁽¹⁾

1419 ft²

Reduced headroom

5 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.

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