



97 Hollins Spring Avenue, Dronfield, S18 1RP

Saxton Mee

97 Hollins Spring Avenue

Price Guide

£365,000

Guide price £365,000 - £375,000

Superbly positioned and offering panoramic views over Dronfield and the surrounding countryside, this deceptively spacious THREE DOUBLE BEDROOMED detached bungalow is a desirable home.

The property is in an enviable location on a regular bus route, within easy reach of renowned local schooling. Dronfield Station and a comprehensive range of amenities are offered in the town.

The well-presented accommodation offers gas fired central heating via a combination boiler, uPVC double glazing, burglar alarm and external lighting. The spacious reception hall has a small cloakroom and doors leading to the rest of the bungalow which comprises; breakfast kitchen with integrated hob and oven, beautifully proportioned lounge with glazed door leading to the patio, master bedroom with built in wardrobes and two further double bedrooms, shower room and separate WC.

Attached single garage with automatic door, block paved drive with off road parking. LARGE PRIVATE REAR GARDEN, comprising a broad patio and lawn.

Viewings by appointment only.

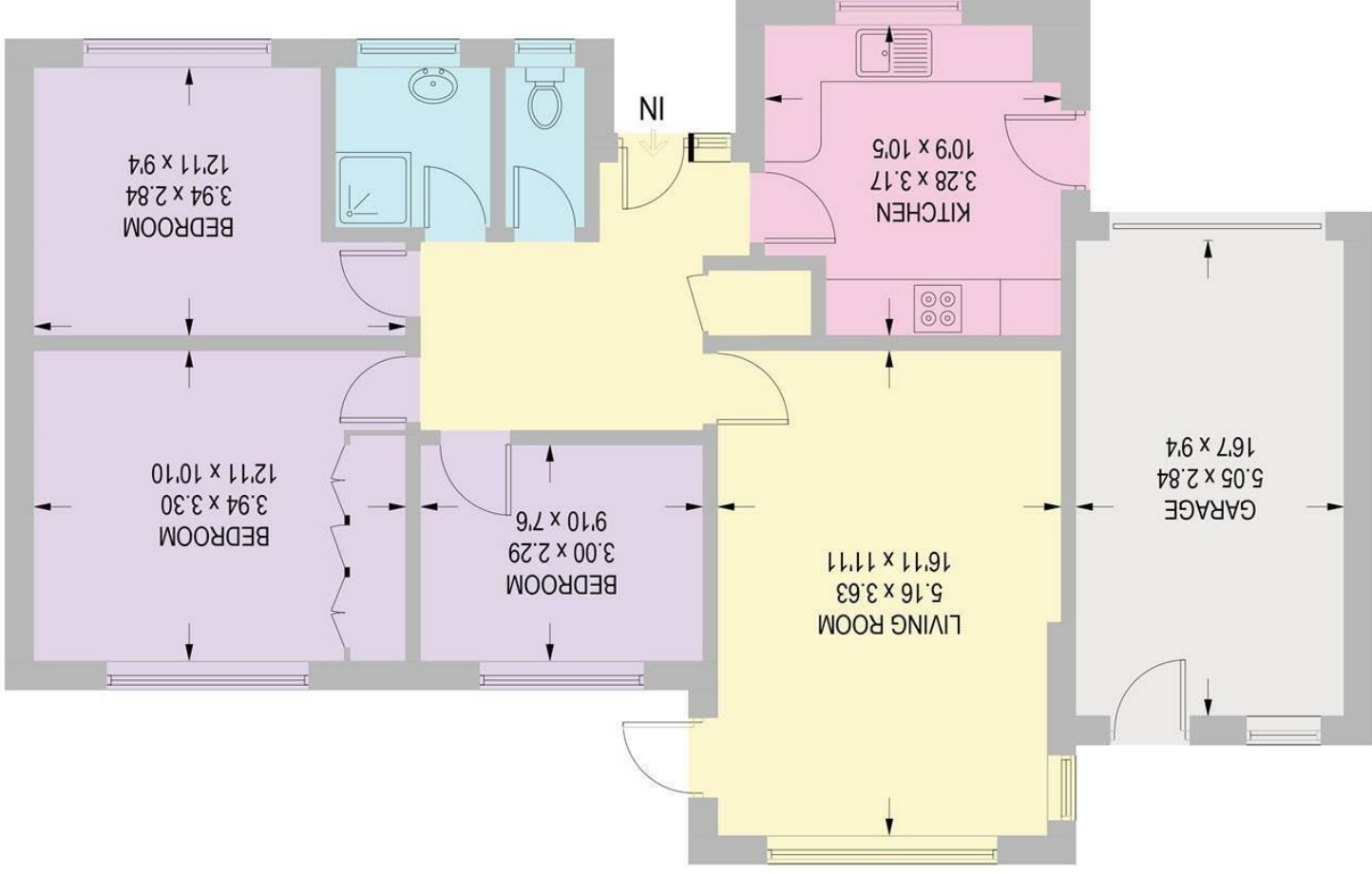
- Three double bedrooms
- Deceptively well-proportioned
- No upward chain
- Well maintained
- Conveniently located and on a regular bus route
- Viewing highly recommended
- Versatile and flexible accommodation
- Private good-sized garden
- Attractive rear views
- EPC: D Council Tax Band: D Leasehold.





97 HOLLINS SPRING AVENUE

APPROXIMATE GROSS INTERNAL AREA = 74.8 SQ M / 805 SQ FT
GARAGE = 14.5 SQ M / 156 SQ FT
TOTAL = 89.3 SQ M / 961 SQ FT



GROUND FLOOR

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.