



40 Hollins Spring Avenue, Dronfield, S18 1RN

Saxton Mee



# 40 Hollins Spring Avenue

## £350,000

Offered for sale with no upward chain and vacant possession is this most conveniently located three bedroomed detached house equally ideal for a family or couple offering generously proportioned accommodation.

Individually built and having only one owner from new in 1969, the property possesses tremendous potential to be extended possibly into the large roof space (subject to any necessary permissions). There are a host of local amenities close by including renowned schooling, Civic Centre and train station. The property offers uPVC double glazing and gas central heating via an Ideal combination boiler and briefly comprises: reception hall, spacious living/dining room, 'L' shaped breakfast kitchen with oak fronted units, first floor landing, double bedroom one with excellent fitted wardrobes and impressive views over the town to the front, double bedroom two located to the rear and third single bedroom with built in wardrobe. Spacious bathroom with bath and separate shower. Excellent loft space which is boarded and having a loft ladder.

Broad block paved drive provides ample parking with access to the attached single garage, ornamental front garden with path and access to the side of the property to the rear tiered south facing garden with patio, raised beds, summerhouse and aluminium framed greenhouse.



- Generously proportioned
- Individually built detached house
- Tremendous potential
- Most conveniently located
- Close to renowned schooling, train station, parks and Civic Centre
- Gas central heating via combination boiler and uPVC double glazing
- Very good size loft space with potential (subject to any necessary consents)
- Tiered south facing rear garden
- Vacant possession, no upward chain
- EPC: Tenure: Council Tax:











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.'

**Banner Cross**  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

**Dronfield**  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

**Hathersage**  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

**Bakewell**  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

**Matlock**  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

