

24 Holmley Lane, Dronfield, S18 2HR

Saxton Mee

24 Holmley Lane

Price Guide

£270,000

GUIDE PRICE £270,000 - £280,000

An extended three bedroomed semi detached house standing in an elevated position on this popular residential road being close to a comprehensive range of local amenities within Dronfield including renowned schooling and train station, sports centre and ease of access to the ring road and St James Retail Park.

The nicely proportioned accommodation briefly comprises: Spacious reception hall with stairs rising to the first floor and downstairs cloakroom/WC with utility area, spacious bay windowed living/dining room with double doors leading into the good size dining kitchen which forms part of the extension. The kitchen has a range of modern grey gloss units and integrated appliances with double patio doors leading onto the garden. First floor landing off which opens two good size double bedrooms (front bedroom with bay window to the front and far distant views), bedroom three and family bathroom with a suite in white and shower over the bath. Fold down wooden fixed loft ladders leads to the superb attic space having a velux style window which would be ideal for occasional use.

Steps lead up from the path at the front with lawns and access to the side. To the rear is a mainly lawned garden with patio, garden shed and off road parking via the service road at the rear of the property.

* Please note that the property is empty. The furnished images have been electronically generated.

- GUIDE PRICE £270,000 - £280,000
- Popular established residential location close to local amenitiees
- Considerably extended and well presented
- Spacious dining kitchen with a range of integrated appliances
- Ideal family home - superb loft space with velux window and fold down wooden ladder
- Garden with off road parking at the rear
- No upward chain
- EPC: D
- Council Tax Band B
- Tenure: Leasehold









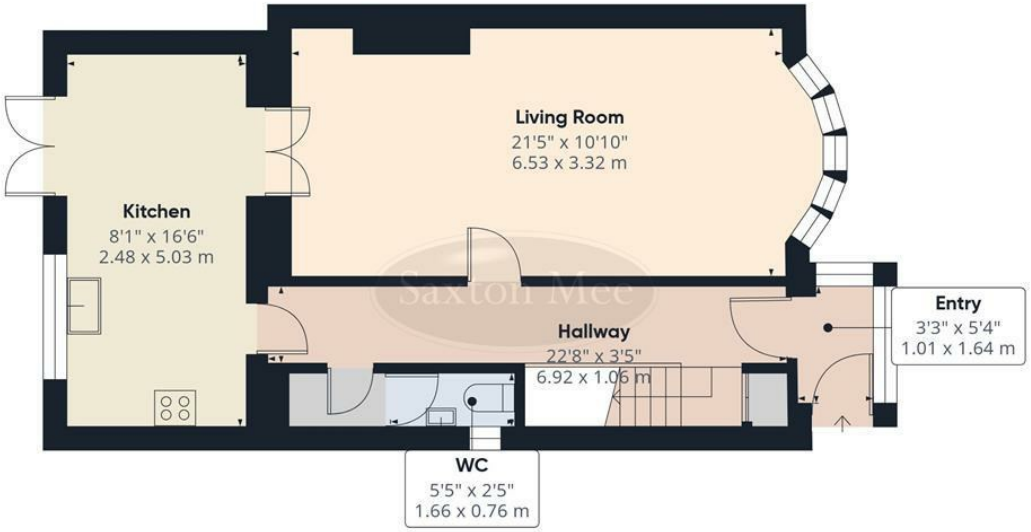




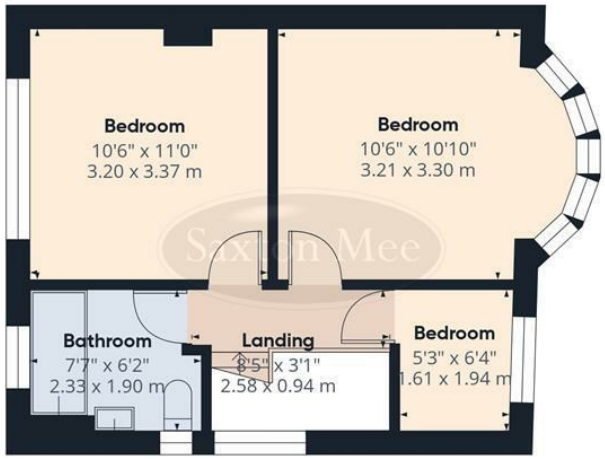








Floor 0





Floor 1

Approximate total area(1)

894 ft²

83.1 m²

(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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