

46 Hilltop Road, Dronfield, S18 1UH

Saxton Mee

46 Hilltop Road

£325,000

Offering deceptively well proportioned accommodation; this excellent link detached three bedroomed house has been extended to the rear and considerably refurbished. The property is favourably located on this highly sought after road close to renowned schooling, train station and sports centre and benefits from a private split level rear garden with a southerly aspect.

Having no upward chain and vacant possession the property is equally ideal for a couple or family, the house has undergone a scheme of works to include new gas fired central heating boiler and radiators, new oak style panel doors, new kitchen and bathroom, upgraded wiring and new external doors.

Entrance hall with new front door, downstairs cloakroom/WC, superbly equipped new kitchen with integrated appliances, spacious living room with authentic log British Fires New Forest 1600 fire which was recently installed at a cost of around £2,500, dining room extension which opens through to a sitting/snug area. First floor landing off which opens two double bedrooms and single bedroom, excellent bathroom with a new suite which includes a P shaped spa bath with shower above.
Outside: block paved driveway leads in providing off road parking and access to the garage store. Private south facing rear garden with sitting out area, steps to the garden below where there is a useful outhouse/store.

- Deceptively well proportioned
- Sought after location
- Extensively refurbished
- Superb new kitchen and bathroom
- New central heating system and radiators, recently installed British Fires New Forest 1600 authentic log fire
- Extended to the rear
- South facing rear garden
- Vacant possession no upward chain
- Viewing recommended
- EPC: Council Tax Band: Tenure:









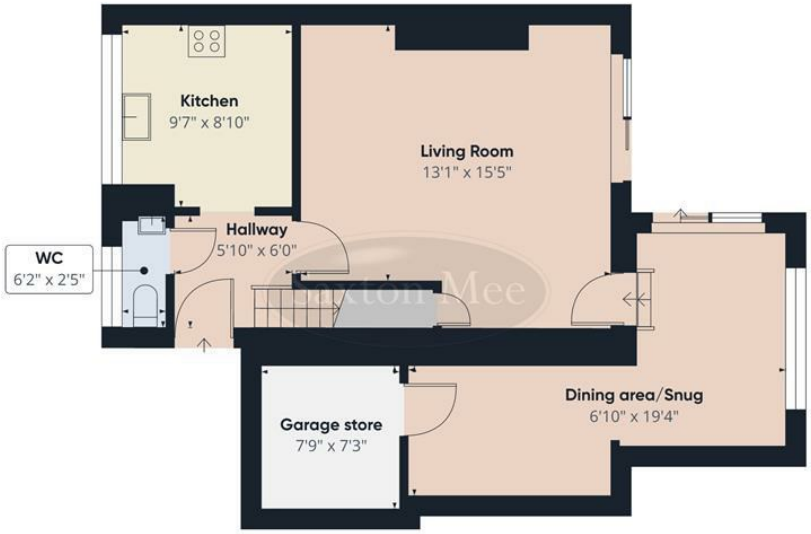




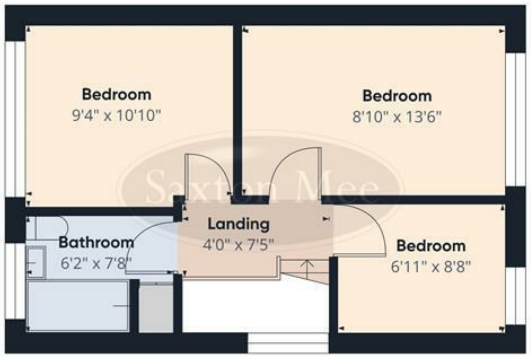








Floor 0





Floor 1

Approximate total area(1)

966 ft²

(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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