



26 Salisbury Road, Dronfield, S18 1UF

Saxton Mee

# 26 Salisbury Road

## £470,000

A superb four bedroomed detached house being perfect for family occupation and being enviably located overlooking the golf course at the front and standing within easy reach of renowned local schooling and excellent range of amenities in the town.

Offered for sale with vacant possession and no upward chain the accommodation benefits from uPVC double glazing, gas fired central heating via a combination boiler and briefly comprises: reception hall, beautifully proportioned living/dining room, large well equipped breakfast kitchen with integrated appliances, utility and downstairs cloakroom/WC.

Opening off the landing on the first floor is the master bedroom with excellent en-suite shower room, two further double bedrooms and single bedroom which was formerly used as an office. Family bathroom.

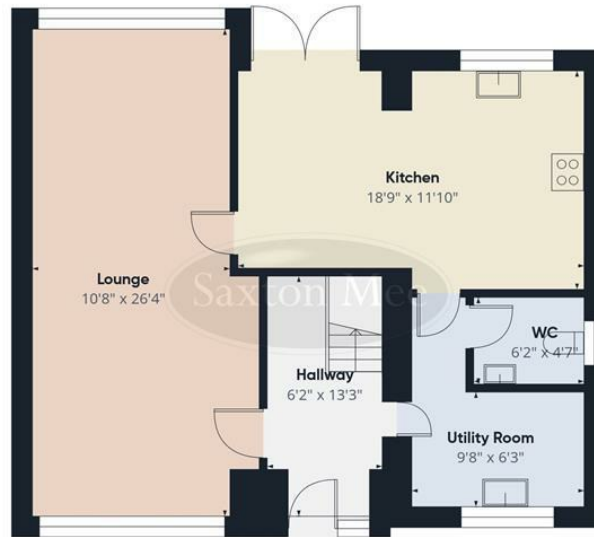
Block paved forecourt parking for several vehicles, tired rear garden with lawn and summerhouse.



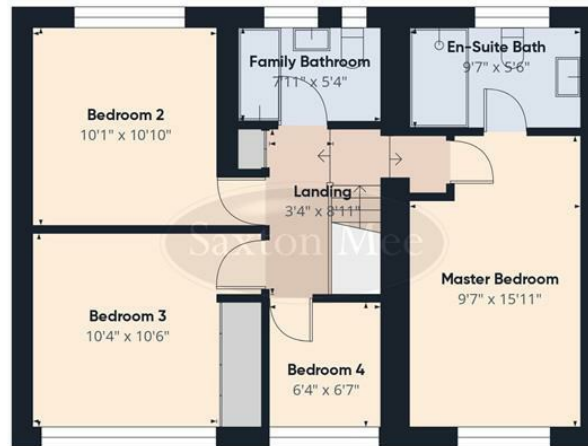
- Spacious four bedroomed detached house
- Ideal for family occupation
- Enviably located with views over the golf course to the front
- Convenient for renowned schooling and the centre of town
- Vacant possession no upward chain
- uPVC double glazing and gas central heating
- Good size living room and breakfast kitchen
- EPC: D
- Council Tax Band: C
- Tenure: Leasehold







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1299 ft<sup>2</sup>

(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.

GIRAFFE360

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)

