

Saxton Mee

**5 Bents Lane, Dronfield, S18 2EW**

This truly superb two double bedroomed detached bungalow occupies a particularly good position within this sought after locality with an unusually broad block paved drive and excellent additional forecourt parking. The well presented property is in excellent order throughout and offers a gas fired central heating system, uPVC double glazing and comprises: entrance lobby, hall, well equipped kitchen with walnut style units, uPVC dining conservatory, lounge with attractive fireplace, master bedroom with fitted wardrobes, second double bedroom and bathroom with white suite. Useful boarded and carpeted loft space. Attractive low maintenance secure private westerly facing rear garden.

**Offers over £230,000**

## **The Accommodation Comprises**

### **Entrance Lobby**

Having uPVC external door.

### **Hall**

Where there is a radiator and pull down loft ladder.

### **Well Equipped Kitchen**

Attractively refurbished during recent years with a range of walnut style units complemented by worktop tiling and inset one and a half bowl stainless steel sink unit. High quality integrated appliances by John Lewis comprise a fan assisted electric double oven with grill and ceramic hob with extractor canopy above. Plumbing for a washing machine, space for an under counter fridge and freezer and cupboard within which is housed the Alpha gas fired combination boiler. Radiator and uPVC door with glass panel to the side. The kitchen opening immediately through to the

### **Excellent Dining Conservatory**

Has uPVC double glazed windows and uPVC double glazed French door to the garden and patio. Radiator, two wall light points and concealed wiring for a wall mounted TV.

### **Lounge**

Being a good sized principal reception room having an attractive fireplace with oak surround, black granite hearth, matching inset and incorporates an electric pebble effect fire. There is a radiator, coving, ceiling rose and uPVC double glazed sliding patio door to the rear garden.

### **Master Bedroom**

With radiator, coving to the ceiling and uPVC double glazed window to the front taking full advantage of the breathtaking views extending across in the direction of Chesterfield. Excellent built in wardrobes extending across one wall.

### **Double Bedroom Two**

With radiator, uPVC double glazed window to the front and coving to the ceiling.

### **Bathroom**

Having a white suite comprising panelled bath with electric shower above, fully tiled to two walls, that extends across the wash hand basin with cupboard below and adjacent WC with enclosed cistern. UPVC double glazed window with translucent glass to the side, chrome towel radiator and sensor controlled light.

### **Loft Space**

Approached via a collapsible loft ladder and makes a most useful and versatile area being carpeted, pine panelled and has a double glazed Velux roof light. Wash room leading off with WC and wash hand basin. Access from here to further storage space.

### **Outside**

The property enjoys the enviable benefit of superb block paved off road parking for several vehicles with a broad driveway/forecourt area. External cold water tap, outside light and the property is secure with fencing. A gate provides access to the good sized concrete sectional store, which has twin timber external doors and power.

### **Rear Garden**

Attractively set out and established and enjoys almost total privacy and takes advantage of a westerly facing aspect with patio, shaped lawn, low maintenance beds and borders. Garden shed to the rear of the store.

### **Valuer**

Tim Heaton/mw

### **Viewing**

Strictly by appointment through the Dronfield office.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		57	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		53	74
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Property, properly.

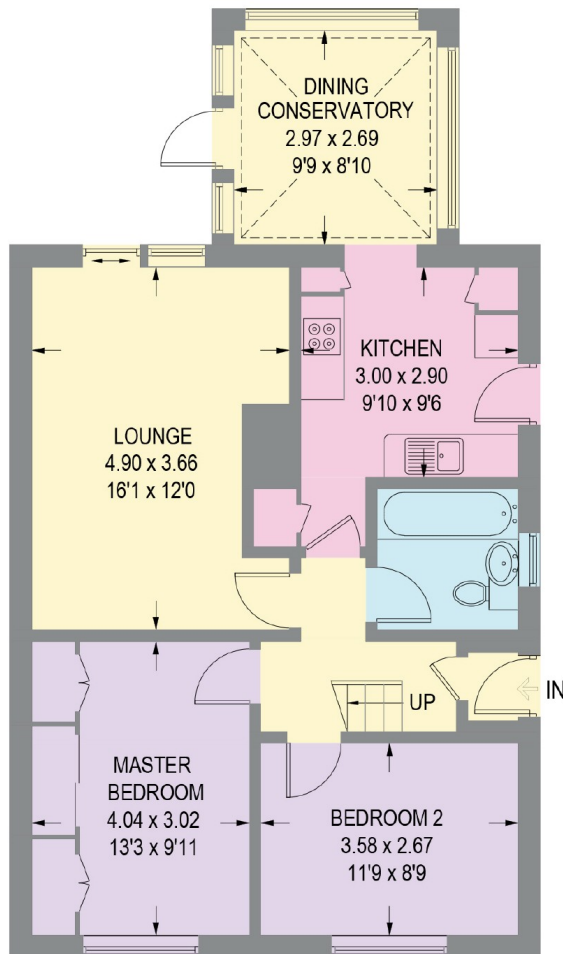
Saxton Mee

## 5, BENTS LANE

APPROXIMATE GROSS INTERNAL AREA = 85.4 SQ M / 919 SQ FT  
(EXCLUDING EAVES)

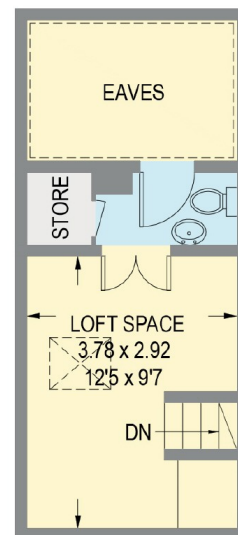
OUTBUILDING = 8.1 SQ M / 87 SQ FT

TOTAL = 93.5 SQ M / 1006 SQ FT

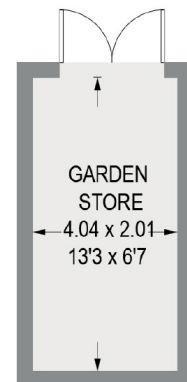


**GROUND FLOOR**  
71.2 SQ M / 766 SQ FT

= REDUCED HEADROOM BELOW 1.5m / 5'0



**FIRST FLOOR**  
14.2 SQ M / 153 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**OUTBUILDING**

Illustration for identification purposes only, measurements are approximate, not to scale.

Banner Cross  
Dronfield  
Hathersage  
Bakewell  
Matlock

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

949-951 Ecclesall Road, Sheffield S11 8TN  
1 Civic Centre, Dronfield S18 1PD  
3 Bank View, Main Road, Hathersage S32 1BB  
Matlock Street, Bakewell DE45 1EE  
27 Causeway Lane, Matlock, DE4 3AR

T: 0114 268 3241  
T: 01246 290992  
T: 01433 650009  
T: 01629 815307  
T: 01629 828250

E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

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