

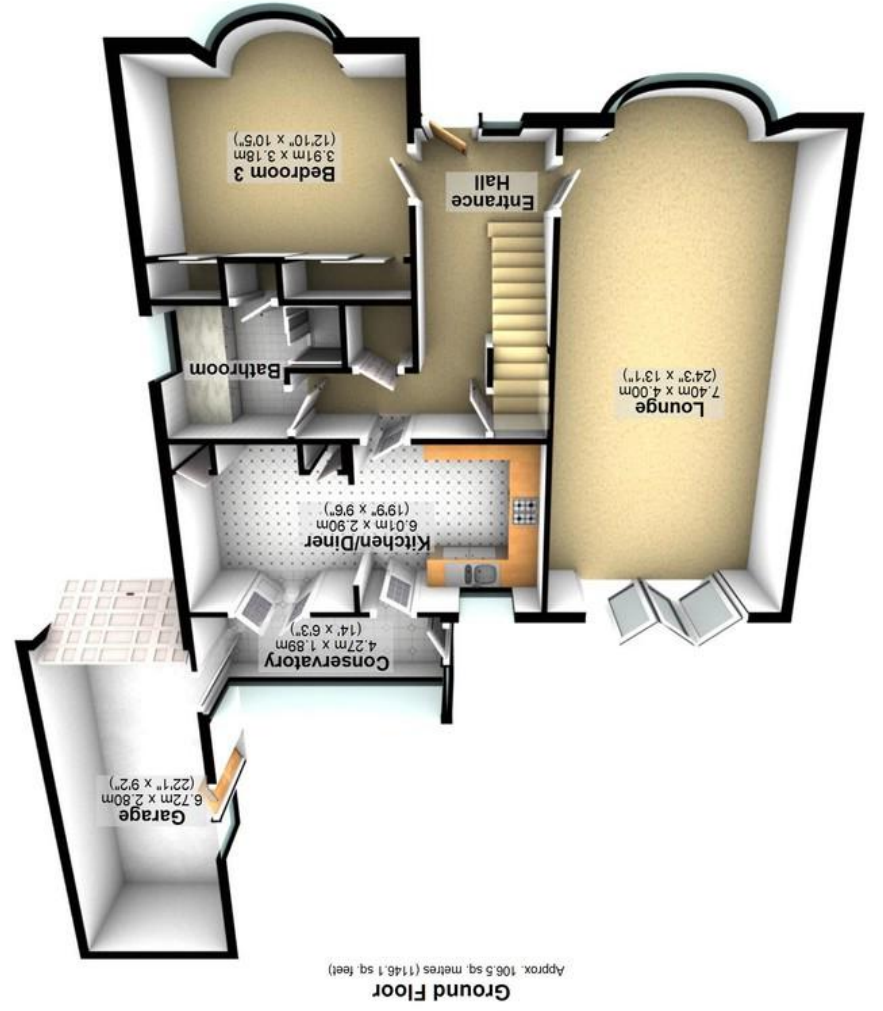
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	69
Potential	81



Total area: approx. 157.0 sq. metres (1690.2 sq. feet)  
All measurements are approximate  
Plan produced using Planip.







5 Southfield Mount | Dronfield | South Yorkshire | S18 1YQ

Property Tenure: Freehold

An absolutely stunning, immaculately presented and very deceptive three double bed roomed, two bathroomed detached bungalow style property. Enjoying some incredible views over the rear over open fields that are best enjoyed from the private balcony accessed from the first floor landing. Finished internally to a super high standard the property will be of particular interest to the family, those wishing to downsize or the professional couple alike. Quietly tucked away on this no through road in the very heart of ultra popular Dronfield and standing in this elevated position ensuring privacy to the front and additional views are also enjoyed. Located within easy access of the village centre that offers an array of independent cafes, eateries and shops, open countryside walks, the train station is also within walking distance and great schooling catchments are also available.



### PROPERTY FEATURES

- QUIET CUL DE SAC POSITION
- ELEVATED TO THE FRONT ENSURING PRIVACY
- STUNNING VIEWS OVER OPEN FIELDS TO THE REAR
- PRIVATE BALCONY FROM THE FIRST FLOOR LANDING
- AMPLE PARKING AND GARAGE
- REFURBISHED TO AN EXTREMELY HIGH STANDARD BY THE VENDORS
- PERFECT FOR THOSE WISHING TO DOWNSIZE OR THE FAMILY MARKET
- HEART OF ULTRA POPULAR DRONFIELD
- VILLAGE CENTRE A SHORT STROLL
- FREEHOLD COUNCIL TAX BAND D £2,071.85PA

**GUIDE PRICE £385,000-£395,000**

