

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.

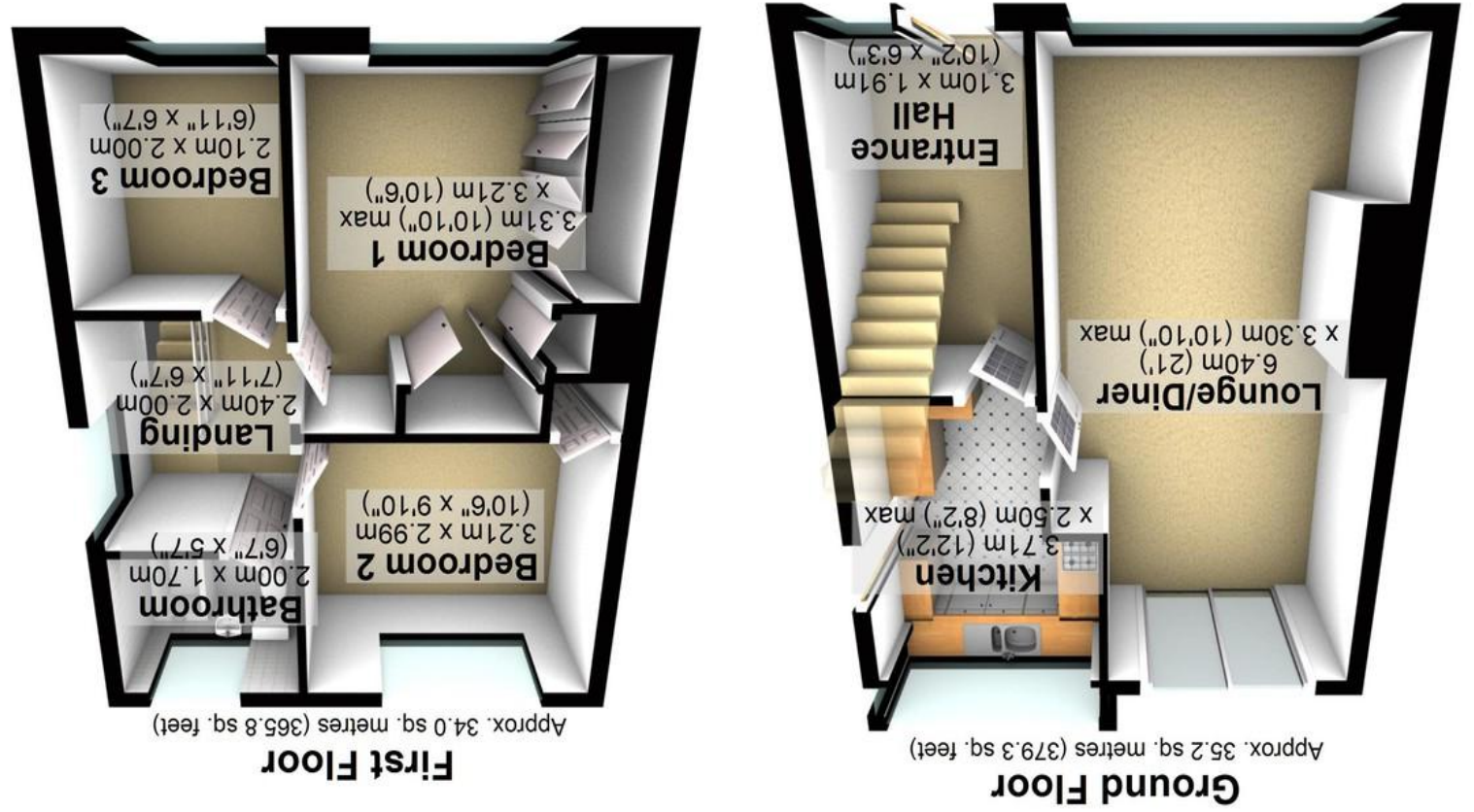
www.epc4u.com

Energy Efficiency Rating	
Potential	Current
86	65

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)

All measurements are approximate
Plan produced using PlanUp.

Total area: approx. 69.2 sq. metres (745.1 sq. feet)





1 The Knoll | Dronfield | South Yorkshire | S18 2EH Property Tenure: Freehold

Standing in this prime position ensuring stunning views to the front combined with a huge degree of privacy is this smartly presented and very well proportioned three bedroomed, semi detached family home. With vast untapped potential to further extend to the side, loft and rear (subject to planning) to create a forever family home. Enjoying a super light and spacious feel across the two floors of accommodation, number one is also offered to the open market with the benefit of no onward chain and immediate vacant possession. Located on this quiet residential road in the very heart of ultra popular Dronfield with excellent local schooling catchments, numerous amenities are all within easy access and The Peak District is right next door. With off road parking and garage to the front the property which must be viewed internally to be fully appreciated will be of particular interest to the young family and professional couple in equal measures.



PROPERTY FEATURES

- THREE BEDROOMED SEMI DETACHED
- OFF ROAD PARKING AND GARAGE TO THE FRONT
- STUNNING VIEWS TO THE FRONT
- QUIET WELL SOUGHT AFTER RESIDENTIAL ROAD
- HEART OF ULTRA POPULAR DRONFIELD
- EASY ACCESS TO LOCAL AMENITIES
- WELL REGARDED SCHOOLING CATCHMENTS
- HUGE OPPORTUNITY TO FURTHER EXTENT SUBJECT TO PLANNING
- PERFECT FOR THE YOUNG FAMILY OR PROFESSIONAL COUPLE
- FREEHOLD COUNCIL TAX BAND B £1,611.44

GUIDE PRICE £275,000-£285,000

