



Hollyhurst, 2 Princess Road, Dronfield, Derbyshire, S18 2LY



# 2 Princess Road

Offers Around

## £595,000

Set within a beautiful garden which extends to approx. 0.75 of an acre of thereabouts, is this elegant 3-4 bedroomed detached Edwardian house which is most conveniently located within only a few minutes walk of the train station which provides access to Sheffield, Leeds and Nottingham, renowned local schooling and ease of access to the glorious Peak District.

Equally ideal for a family or professional couple this beautifully presented home offers light and spacious accommodation with lovely high ceilings to the ground and first floor with there still being considerable potential (subject to any necessary planning approvals) to extend the house if desired. The accommodation extends over three floors and offers gas fired central heating, majority uPVC double glazing and briefly comprises: reception hall, bay windowed living room with ornamental recess to the chimney breast flanked by built in cupboards to either side with display shelving above. Beautifully proportioned dining room, with Edwardian period fireplace and bay window, fitted kitchen which lends itself to being opened through into the dining room (again subject to any necessary permissions), separate utility, downstairs cloakroom/WC, large uPVC double glazed conservatory overlooking the garden. Lower ground floor: with large study/ bedroom four with built in cupboards, cloakroom and laundry room. Garden store leading off the study. First floor landing off which opens two superb double bedrooms, the master having an excellent en-suite shower room. Bedroom three which could accommodate a double bed and family bathroom with bath and separate shower which has been attractively refurbished in 2023.

Outside: beautiful established garden and grounds having an excellent degree of privacy, ideal for children or pets with lawns, herbacious beds, patios and summerhouse. Driveway leads in with the property being set well back from the road with ample parking, car port and detached garage.



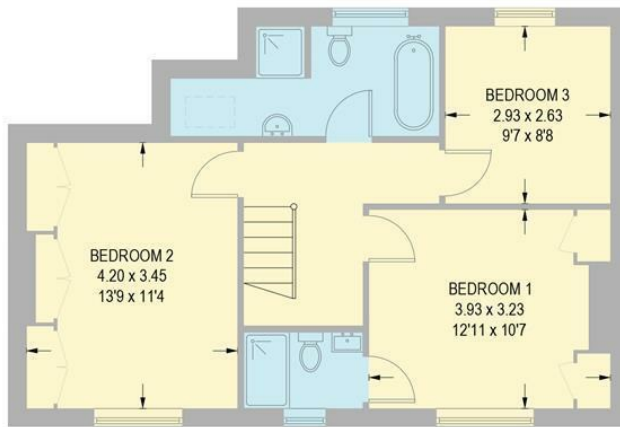
- Beautiful Edwardian residence in 0.75 of an acre of grounds and gardens
- Three / Four bedrooms
- Flexible and versatile accommodation
- Attractive refurbished
- Accommodation over three floors
- New family bathroom in 2023
- Viewing highly recommended
- Ample parking, garaging and car port
- No Upward Chain
- EPC: E/ Freehold / Council Tax Band: C



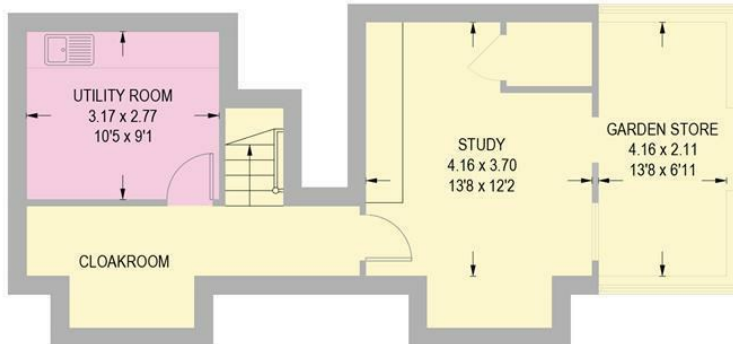


# 2 PRINCESS ROAD

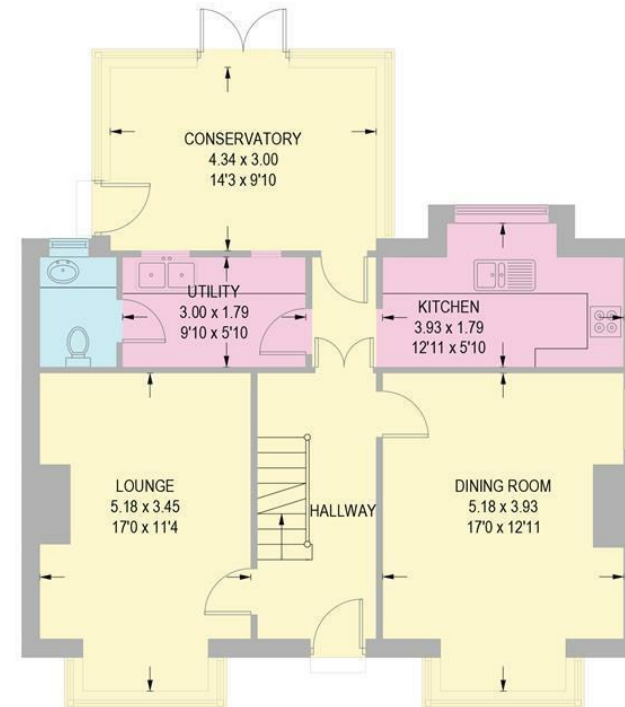
APPROXIMATE GROSS INTERNAL AREA = 164.2 SQ M / 1767 SQ FT



**FIRST FLOOR**  
53.5 SQ M / 575 SQ FT



**LOWER GROUND FLOOR**  
35.2 SQ M / 379 SQ FT



**GROUND FLOOR**  
75.5 SQ M / 813 SQ FT

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

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.'

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