



Hycliffe

66 Scarsdale Road, Dronfield



Blenheim
Park Estates

Exterior and Gardens

To the front of the property there is exterior lighting, parking for one vehicle and access can be gained to the left side of the property, the garage and the main entrance door. Stone steps rise to a large gravel driveway where there is parking for two vehicles, raised planters, exterior lighting and access can be gained to the right side of the property through a timber pedestrian gate, which opens to the rear.



A Beautiful Five Bedroomed
Detached Family Residence





Hycliffe

Welcome to Hycliffe

Welcome to Hycliffe, an exceptional five bedroomed detached property nestled in the town of Dronfield. Renovated to a high standard by the current owners, this brilliant home is perfect for a growing family looking for a contemporary haven.

Across the ground floor is a wonderful snug, and the heart of the home is the fabulous, modern dining kitchen with high specification integrated appliances and bi-folding doors to the garden. Completing the ground floor is a useful garage.

The first floor houses the master bedroom suite and four further bedrooms. Additionally, there is a delightful lounge that offers versatility in its use and has coved ceilings and a decorative fireplace. Externally, Hycliffe benefits from having a split-level garden. It boasts stunning seating areas, a multi-use games area, lawned and astro turf gardens, a gymnasium and a store.

The property is within walking distance to the amenities of Dronfield, including public houses, shops, restaurants, supermarkets, cafes and highly regarded schooling. Dronfield train station is also reachable within a short walk, providing useful rail links to Chesterfield, Sheffield and onward journeys to London. Sports can be enjoyed within the local area with Hallowes Golf Club and Dronfield Sports Centre located just a short walk away. Bus stops are situated on adjoining Cemetery Road and allow for journeys to the surrounding areas.

The property briefly comprises on the ground floor: Entrance hallway, storage cupboard, garage, WC, snug, under-stairs storage cupboard and dining kitchen.

On the first floor: Landing, master bedroom, juliet balcony, master en-suite shower room, bedroom 3, bedroom 4, family bathroom, bedroom 2, lounge and bedroom 5.

Ground Floor

A composite door with obscured glazed panels and a glazed panel above opens to the:

Entrance Hallway

Having recessed lighting, inset shelving and tiled flooring with under floor heating. Double timber doors open to a storage cupboard and timber doors open to the garage, WC, snug, under-stairs storage cupboard and the dining kitchen.

Storage Cupboard

A large storage cupboard with recessed lighting, shelving and cloaks hanging.

Garage

12'4 x 11'1 (3.77m x 3.37m)
Having an electric roller shutter door, recessed lighting and power. There are fitted base and wall units, incorporating a work surface and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is the provision for a washing machine/tumble dryer. Also housing the Ideal boiler. This area could also be used as a utility room.

WC

With recessed lighting, extractor fan and tiled flooring with

under floor heating. A suite in white comprises of a low-level WC and a wash hand basin with a chrome mixer tap, a tiled splash back and storage beneath.

Snug

11'9 x 10'10 (3.59m x 3.31m)
A fabulous snug with a front facing UPVC double glazed window, recessed lighting, inset shelving, central heating radiator, TV/aerial point and Cat 6 cabling points.

Under-Stairs Storage Cupboard

A useful area for storage.

Dining Kitchen

26'6 x 11'7 (8.08m x 3.53m)
A stunning, contemporary dining kitchen with rear facing aluminium double glazed windows, recessed LED lighting, feature pendant light points, inset shelving and tiled flooring with under floor heating. There are a range of fitted base/wall and drawer units offering significant amounts of storage, incorporating a high quality quartz work surface, upstands, a copper splash back and an inset 1.5 bowl stainless steel sink with a chrome Quooker tap. There is a fantastically sized central island that provides additional storage with a matching work surface and bar stool seating options at both ends. Integrated appliances include a Neff four-ring induction hob with integrated extractor, a Neff Slide-and-Hide oven, a Neff Slide-and-Hide steam oven, a warming drawer, a Neff microwave, a Bosch full-height fridge, an AEG full-height freezer and an AEG dishwasher. To one corner of the room, there is a bespoke fitted seating bench with power sockets beneath. Aluminium bi-folding doors open to the side of the property.



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A Delightful Snug,
with Bespoke Shelving





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An Outstanding Dining Kitchen
with Quartz Work Surfaces





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Stunning Split-Level Rear Garden with a Gymnasium and Useful Garden Store

From the entrance hallway, a staircase with a timber handrail and glazed balustrading rises to the:

First Floor

Landing

Having a front facing UPVC double glazed window, recessed lighting, flush light point and a central heating radiator. Timber doors open to master bedroom, bedroom 3, bedroom 4, family bathroom, bedroom 2, lounge and bedroom 5.

Master Bedroom

16'8 x 11'11 (5.07m x 3.63m)

A fantastic master bedroom with front facing UPVC double glazed windows, recessed lighting, chandelier lighting and a central heating radiator. The bespoke fitted furniture offers plenty of clothing storage and includes shelving, drawers and short hanging. A timber door opens to the master en-suite shower room and UPVC double doors with double glazed panels open from the bedroom to the Juliet balcony, offering magnificent views over the Dronfield valley.

Master En-Suite Shower Room

With a side facing UPVC double glazed window, recessed lighting, partially tiled walls and tiled flooring with under floor heating. There is a suite in white comprising of a low-level WC and a wash hand basin with a chrome mixer tap, tiled splash back, illuminated LED vanity mirror and storage beneath. To one corner is a separate shower enclosure with a fitted rainhead shower and a glazed screen/door.

Bedroom 3

11'11 x 8'10 (3.63m x 2.68m)

A double bedroom with a side facing UPVC double glazed window, pendant light point and a central heating radiator.

Bedroom 4

9'5 x 8'6 (2.88m x 2.58m)

A further double bedroom with a pendant light point and a central heating radiator. UPVC double doors with double glazed panels open to a view of the garden.

Family Bathroom

Having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially feature tiled walls, fitted shelving in large storage cupboard, heated towel rail and tiled flooring. There is a suite in white comprising of a low-level WC and two wash hand basins with chrome mixer taps, a tiled splash back, a vanity mirror with LED lighting above and storage beneath. To one wall, is a feature tiled bath with a chrome mixer tap, a fitted rain head shower and a glazed screen.

Bedroom 2

12'1 x 11'9 (3.67m x 3.58m)

Another double bedroom with recessed lighting, a pendant light point and a central heating radiator. The fitted furniture includes shelving and drawers. UPVC double doors open to the rear of the property.

Lounge

12'10 x 11'11 (3.90m x 3.62m)

A delightful lounge with a front facing UPVC double glazed bay window, coved ceiling, flush light point and a central heating radiator. The focal point of the room is the decorative fireplace with a brick surround and hearth. The fitted furniture includes bespoke alcove shelving and a window seat with views over Dronfield valley.

Bedroom 5

10'2 x 9'9 (3.10m x 2.97m)

With a front facing UPVC double glazed window, pendant light point and a central heating radiator. The fitted furniture includes shelving.

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To the rear of the property is a split-level garden. To the right hand side of the garden, there is a stone flagged patio with a water tap. Access can be gained to bedroom 2. Stone steps descend to an area that is mainly laid to lawn and has mature plants. From here, stone steps lead down to a stone flagged patio with exterior lighting and a raised seating terrace that has exterior lighting and an outdoor fireplace.

A further set of steps rises to a decked seating terrace. A stone step rises to a tarmac multi-use-games-area and UPVC double doors with double glazed panels and matching side panels open to the gymnasium. This area could be used to reinstate gate access for parking. A stone flagged path continues to a UPVC door which opens to the garden store.

Gymnasium

15'0 x 11'1 (4.58m x 3.38m)

A flexible room that could be used for a variety of different purposes with recessed lighting, a Wi-Fi access point and an extractor fan.

Garden Store

15'7 x 6'0 (4.74m x 1.84m)

A useful area for garden storage.

The garden is enclosed by mature screening hedging and hand-laid dry stone walling.



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Bedroom 2
12'1 x 11'9 (3.67m x 3.58m)

Another double bedroom with recessed lighting, a pendant light point and a central heating radiator. The fitted furniture includes shelving and drawers. UPVC double doors open to the rear of the property.



Bedroom 5
10'2 x 9'9 (3.10m x 2.97m)

With a front facing UPVC double glazed window, pendant light point and a central heating radiator. The fitted furniture includes shelving.



Bedroom 4
9'5 x 8'6 (2.88m x 2.58m)

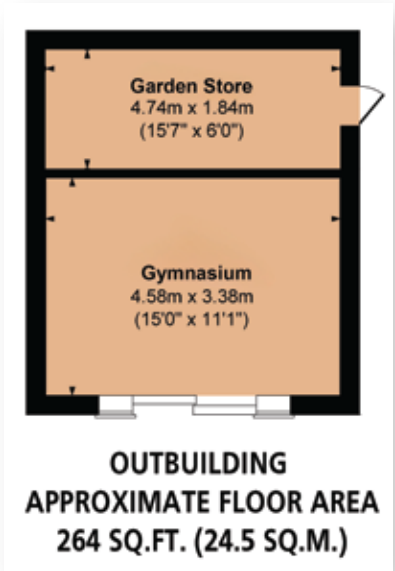
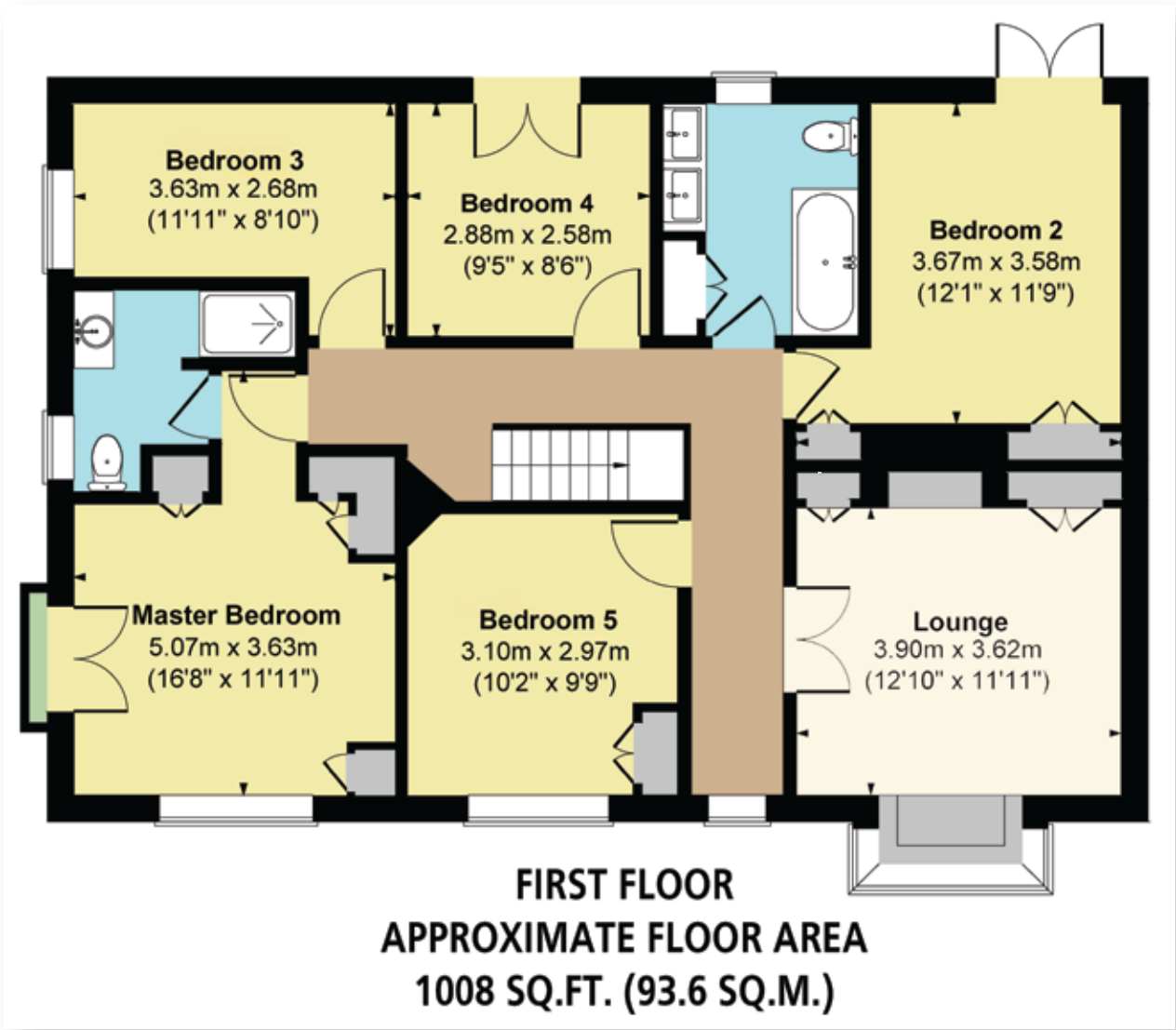
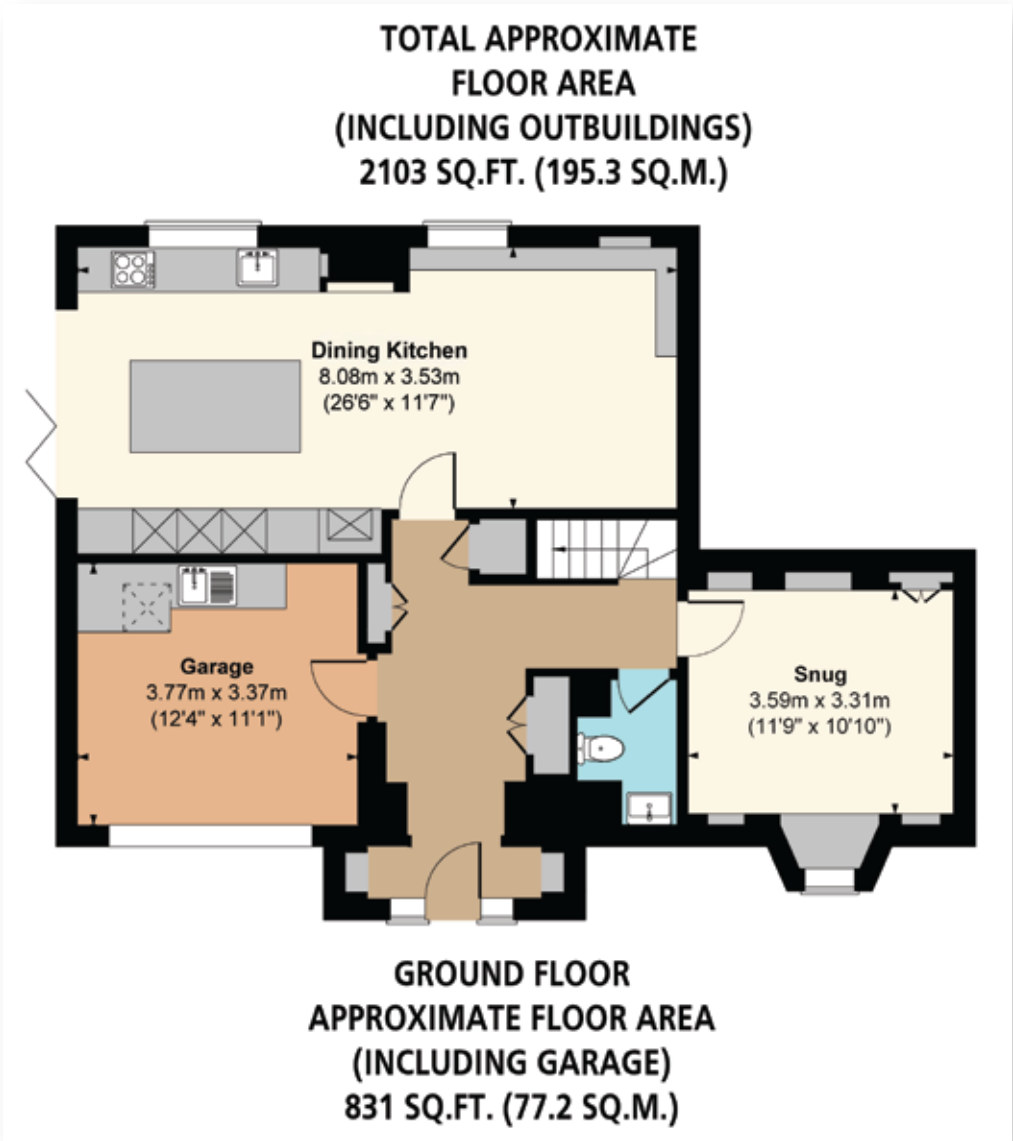
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

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Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, mains electricity, mains water and mains drainage.
The broadband is fibre and the mobile signal quality is good.

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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66 Scarsdale Road, Dronfield,
Derbyshire S18 1SN

Offers in the Region of £700,000