



11 Mill Street, Dronfield S18 7SP £850 Per Calendar Month

This new to the market property which is a superb, deceptively well proportioned two bedroom cottage benefitting from a double storey rear extension. Attractively refurbished with a brand new kitchen and bathroom, many new uPVC double glazed windows, upgraded wiring with new consumer unit, new floor coverings, re-decoration and a recently fitted gas fired 'Ideal' combination boiler.

Enviably located on this backwater position just off the main thoroughfare yet within the heart of this increasingly sought after village which stands on the doorstep of the glorious Peak District National Park.

The property briefly comprises of; living room with feature brick fireplace and gas stove, separate dining room, cellar, superb new kitchen with integrated appliances and new uPVC double glazed French doors to the rear. Landing, excellent double bedroom to the front, superb new bathroom with electric shower over the bath, large dressing room/office, second good size bedroom.

On street parking. Private enclosed block paved rear garden/sitting out area which takes advantage of the afternoon sun and most useful large workshop/store.

UNFURNISHED 6 or 12 MONTH TENANCY. RESTRICTIONS: No smokers. Energy Efficiency Rating C. Council Tax Band A

11 MILL STREET

APPROXIMATE GROSS INTERNAL AREA = 67.1 SQ M / 722 SQ FT

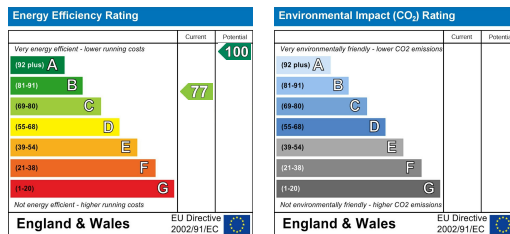
CELLAR = 14.4 SQ M / 155 SQ FT

STORE = 11.3 SQ M / 122 SQ FT

TOTAL = 92.8 SQ M / 999 SQ FT



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



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