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30 Melbourne Avenue, Dronfield Woodhouse, Dronfield, S18
8YW

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£425,000

Located on the sought after Melbourne Avenue in the charming area of Dronfield Woodhouse, this extended three-bedroom detached house offers a delightful blend of modern living and comfort. Positioned on a raised, set back plot, the property boasts an inviting presence and is perfect for families seeking a spacious home.

Upon entering, you will find the open plan living/dining room, providing ample space for relaxation and entertaining with double glazed broad sliding patio doors to the garden. The modern fitted kitchen provides a range of fitted base and wall cupboards, perfect for storage. From the kitchen you also have a lovely view of the beautifully landscaped private rear garden.

The property comprises three generous bedrooms, ensuring plenty of room for family members or guests. The master bedroom enjoys distant views over the neighbouring roof tops and across to the countryside in the distance. The modern white bathroom, complemented by a separate WC, adds to the convenience of daily living.

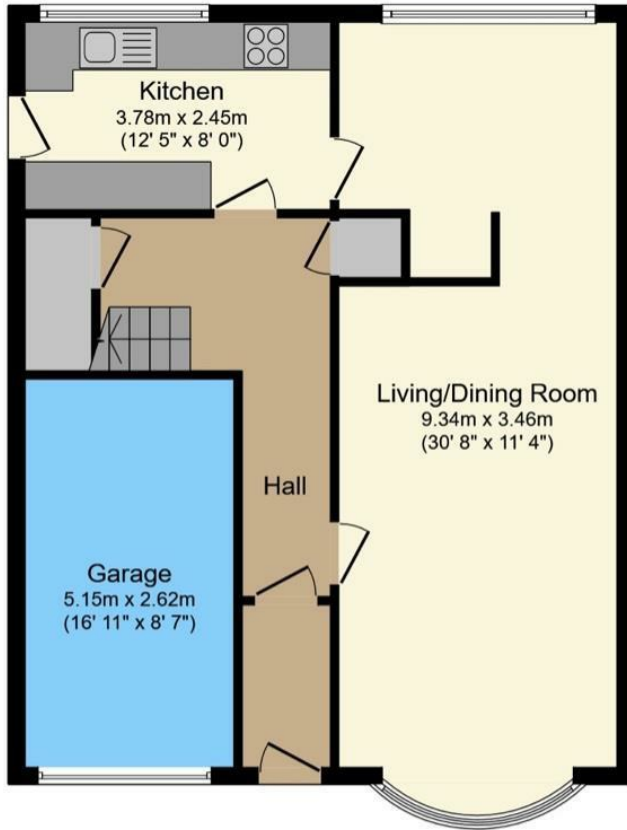
Step outside to discover the enclosed private garden, which features a charming patio area, ideal for alfresco dining or simply unwinding in the fresh air. The garden is a wonderful space for children to play or for hosting summer gatherings with friends and family.

The property which is set well back from the road is approached by a long block paved driveway providing ample off-road parking for several vehicles along with access to the integral single garage.

This feature adds to the practicality of the home, making it suitable for busy families.

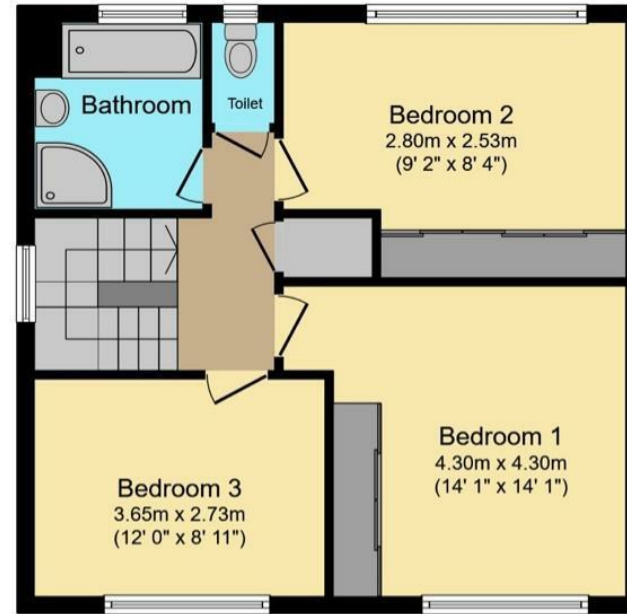
In summary, this delightful detached house on Melbourne Avenue presents an excellent opportunity for those looking for a modern, spacious family home in a peaceful setting. With its attractive features and convenient location, it is sure to appeal to a wide range of buyers.

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Ground Floor

Floor area 70.4 sq.m. (758 sq.ft.) approx

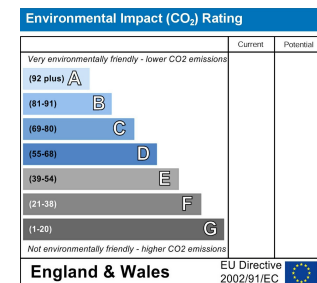
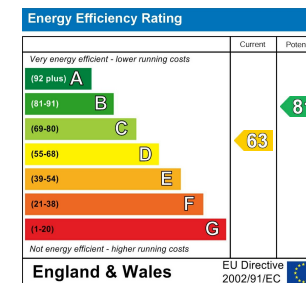


First Floor

Floor area 53.4 sq.m. (575 sq.ft.) approx

Total floor area 123.8 sq.m. (1,333 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



General Remarks
GENERAL REMARKS

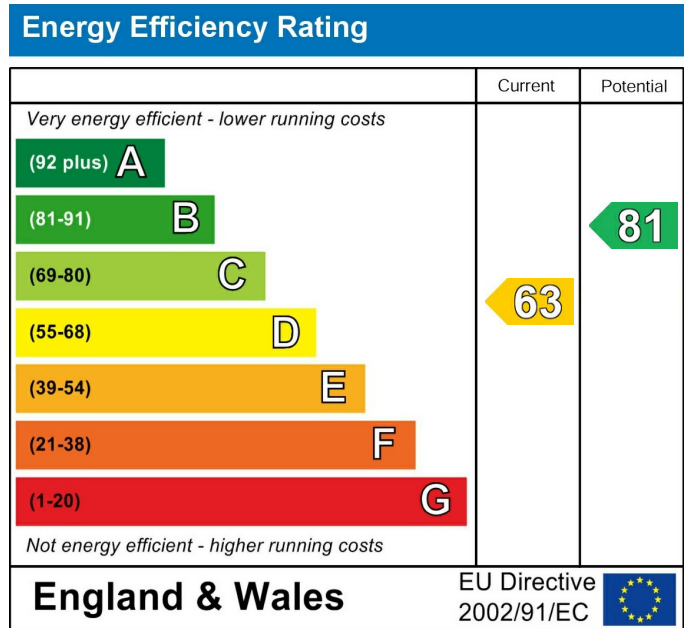
TENURE
This property is Freehold

RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band D.

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









