

LEASEHOLD



House

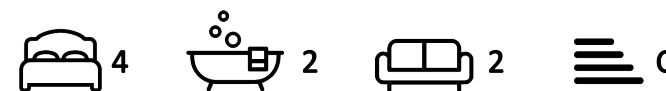
36 BURNS DRIVE,  
DRONFIELD, S18 1NJ

Guide price

£380,000

#### FEATURES

- Four double bedroom semi detached property
- Fully renovated family bathroom
- Two spacious reception room
- Superb family home
- Corner plot positioning
- Modern kitchen with stylish accents
- Detached garage
- Sizable, low maintenance gardens covering three sides



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# 4 Bedroom House located in Dronfield

## Kitchen

18' 5" x 8' 9"

The kitchen is a modern, well-equipped space featuring a sleek design with a mix of light and dark grey cabinetry and marble-effect countertops. Certain integrated appliances such as an oven and microwave, a gas hob, and a dish washer. The herringbone-patterned floor adds to the contemporary feel, while a window provides natural light and ventilation.

## Lounge/Dining Room

22' 7" x 10' 0"

This spacious lounge and dining room offers a bright and welcoming environment with dual windows that fill the room with natural light. The space is arranged with comfortable leather seating and a soft rug, creating a cosy atmosphere for relaxing or socialising. The neutral tones and wooden floor effect add to the inviting and stylish feel of the room.

## Family bathroom

8' 6" x 7' 3"

This fully renovated, family bathroom features stylish grey tile walls and flooring that create a modern, sleek appearance. It includes a white bathtub, a wash basin with a vanity unit, and a toilet, all arranged to maximise space and functionality. A frosted window allows for natural light while maintaining privacy.

## Primary bedroom suite

12' 0" x 10' 2"

The primary bedroom is a tranquil space decorated with a striking navy paneling feature wall. It is furnished with bedside tables, a tall wardrobe, and a chest of drawers, offering ample storage. Large windows provide a pleasant view and a generous amount of daylight.

## Bedroom 2

11' 11" x 9' 1"

This double bedroom is decorated with geometric patterned wallpaper, creating a modern and lively atmosphere. A large window fills the room with natural light.

## Bedroom 3

10' 5" x 10' 0"

This double bedroom offers a cosy feel with soft carpets and a large window overlooking the garden.

## Bedroom 4

10' 2" x 8' 10"

This comfortable bedroom features soft carpeting and a large window, with neutral décor and black radiators. It contains a single bed and a chest of drawers, making it a practical and inviting space.

## Shower Room

6' 8" x 5' 5"

The shower room is a bright and practical space with white tiled walls and a modern glass-enclosed shower. It also includes a toilet and is positioned adjacent to the bedrooms for convenience.

## Hall

The hallway is carpeted and leads to the stairs, offering a neutral and welcoming entrance with space for storage and access to the main living areas and kitchen.

## Garage

15' 4" x 14' 2"

The detached garage is a brick-built structure with a white up-and-over door and an external side door, providing secure parking and storage space.

## Rear Garden

The rear garden features a spacious, paved patio area with glass and metal balustrades and steps leading to a raised section, ideal for outdoor entertaining and relaxing in a private setting.





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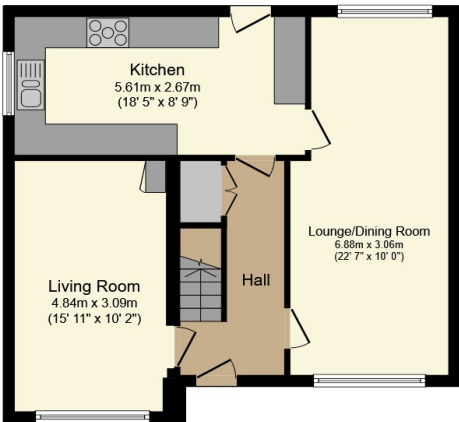
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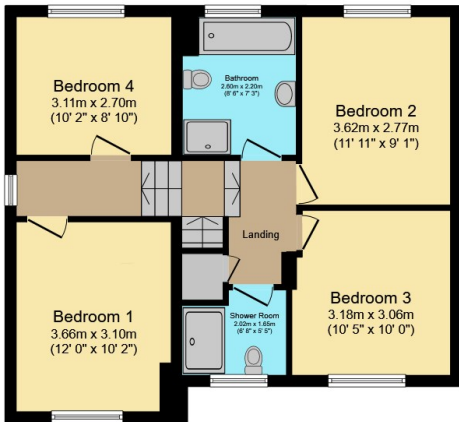
Council Tax Band

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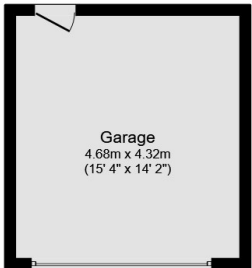
Ground Floor

Floor area 60.0 sq.m. (646 sq.ft.)



First Floor

Floor area 59.9 sq.m. (644 sq.ft.)

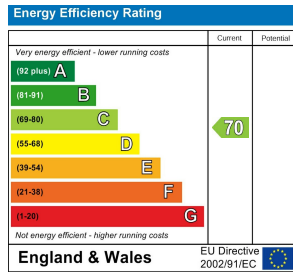


Garage

Floor area 20.2 sq.m. (218 sq.ft.)

Total floor area: 140.1 sq.m. (1,508 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



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