



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



86 Melbourne Avenue

Dronfield Woodhouse

£495,000

An excellent four bedroomed detached house which possesses tremendous potential to be extended to both the side and rear (subject to any necessary consents) and being enviably located on one of Dronfield's most sought after addresses, set well back from the road.

The spacious accommodation has been well maintained yet is sensibly priced reflecting the need for general upgrading. Dronfield Woodhouse has a comprehensive range of local amenities including superb park, doctors practices, chemist, renowned schooling and stands on the doorstep of the Peak District National Park. Offered for sale with no upward chain the gas fired centrally heated and double glazed accommodation briefly comprises: hallway, downstairs cloakroom/WC, beautifully proportioned lounge, separate dining room which lends itself to being opened through to the adjacent kitchen, rear hallway/utility with personnel door to the large garage.

First floor landing off which opens four good size bedrooms and family bathroom.

Broad tarmac driveway provides ample parking for several vehicles. Good size large attached garage and external store. Lovely south easterly facing mature rear garden enjoying an excellent degree of privacy set down primarily to lawn.



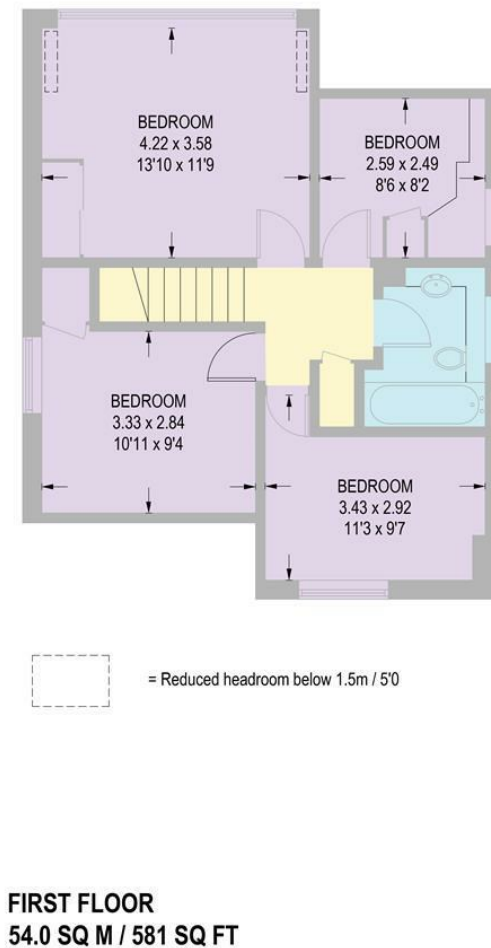
- Sought after location
- Tremendous potential to extend (subject to usual consents)
- Four bedrooms
- New garage roof recovered in 2022
- Worcester system boiler in 2019
- Ample parking and good size garage
- Perfect family home
- Freehold
- Council Tax Band
- EPC





86 MELBOURNE AVENUE

APPROXIMATE GROSS INTERNAL AREA = 150.6 SQ M / 1621 SQ FT
(INCLUDING GARAGE / EXCLUDING STORE)



= Reduced headroom below 1.5m / 5'0

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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