



1 Kilburn Road, Dronfield Woodhouse, Dronfield, S18 8QA



1 Kilburn Road

Dronfield Woodhouse

£725,000

Standing on a superb corner plot this immaculately maintained and beautifully proportioned four double bedroomed stone built detached house is enviably located at the end of a small cul-de-sac within this highly desirable location of Dronfield Woodhouse which is well served by a host of local amenities including renowned schooling, shops, park and doctors.

The gas centrally heated and double glazed accommodation is complimented by a beautiful private south facing rear garden and although some aspects may benefit from upgrading the property is an excellent base for a lovely family home for many years.

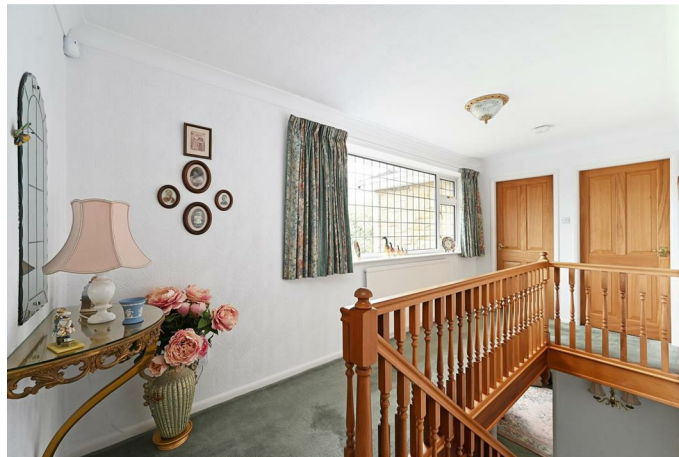
Owned since it was built nearly 50 years ago and never having been offered to the market, the house benefits from having a new roof approx. 15 years ago and a new central heating boiler around 2018. Entrance porch with a hardwood front door opens to the spacious hall with downstairs cloaks/shower room with WC, elegant beautifully proportioned lounge with feature fireplace, separate dining room which lends itself to being opened through to the kitchen at some stage (although the kitchen was refurbished approx. 12-15 years ago), utility/rear hall. First floor with light galleried landing, four double bedrooms all having fitted wardrobes with a lovely rear aspect and distant views beyond. Large luxurious but dated bathroom with separate walk in shower.

Block paved drive with ample parking and double garage which has an electric Horman door fitted around 2022, well manicured garden with access to the rear.

Undoubtedly the beautiful south facing rear garden is a most appealing feature set down primarily to lawn with patio and a variety of plants.

- Never offered to the open market before
- Outstanding position / corner plot
- Beautiful private south facing rear garden
- 1928 sq ft of well maintained accommodation
- Perfect for a family - no upward chain
- Four double bedrooms
- Considerable potential
- Wonderful opportunity for a forever family home
- Drive with ample parking, double garage with new Horman door
- EPC / Council Tax Band / Tenure:





1 KILBURN ROAD

APPROXIMATE GROSS INTERNAL AREA = 179.1 SQ M / 1928 SQ FT
(INCLUDING GARAGE)

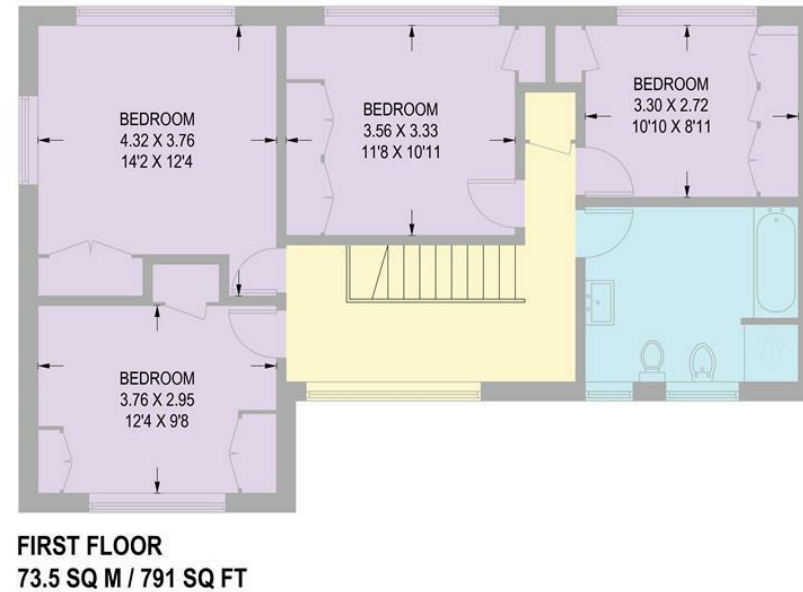
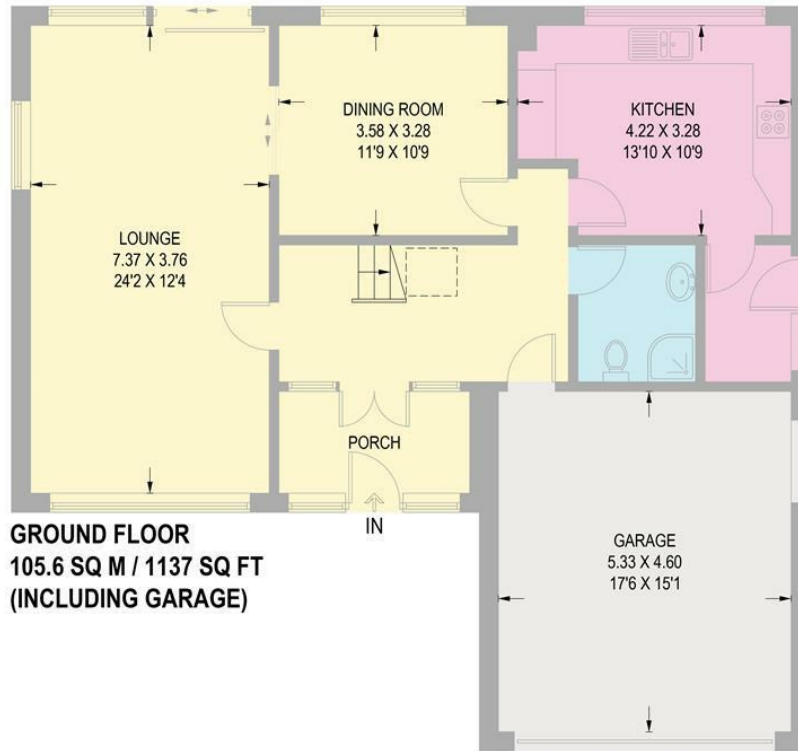


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measurements are approximate, not to scale.

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