



74 Marsh Avenue, Dronfield, Derbyshire, S18 2HB



# 74 Marsh Avenue

Guide Price

## £325,000

Guide price £325,000 - £350,000

A truly outstanding three bedroomed semi detached house which is enviably located occupying a favoured good size corner plot within this established residential area which stands within easy walking distance of renowned local schooling train station, shops and local bus service.

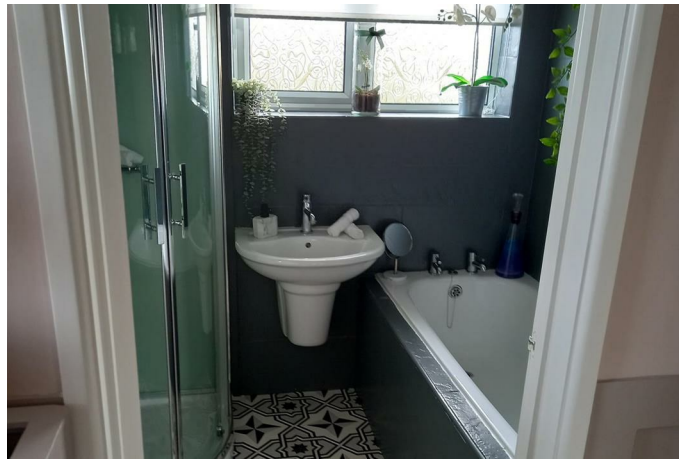
The surprisingly spacious and considerably extended accommodation must be viewed to be appreciated with spectacular views especially from the first floor. Offering gas fired central heating and uPVC double glazing the well presented property is approached via a gated drive with a block paved driveway offering excellent off road parking for numerous vehicles. Large living room (presently utilised as a dining room) with feature brick fireplace and log burning stove, superbly equipped kitchen opening through to the living room extension. First floor landing of which opens two double bedrooms with luxury full length fitted wardrobes, single bedroom with fitted cabin bed and luxurious family bathroom.

Excellent garden room which is perfect for anyone working from home as a study or gym/hobbies room. Enclosed tiled rear private entertaining area.



- Outstanding semi detached home
- Considerably extended
- Spectacular views
- Parking for numerous vehicles
- Garden/study/hobbies room
- Gated drive and ample parking
- Gas central heating and uPVC double glazing
- Viewing essential
- EPC: C
- Freehold / Council Tax Band: A





# 74 MARSH AVENUE

APPROXIMATE GROSS INTERNAL AREA = 99.4 SQ M / 1070 SQ FT  
 GARDEN STUDY = 11.8 SQ M / 127 SQ FT  
 TOTAL = 111.2 SQ M / 1207 SQ FT

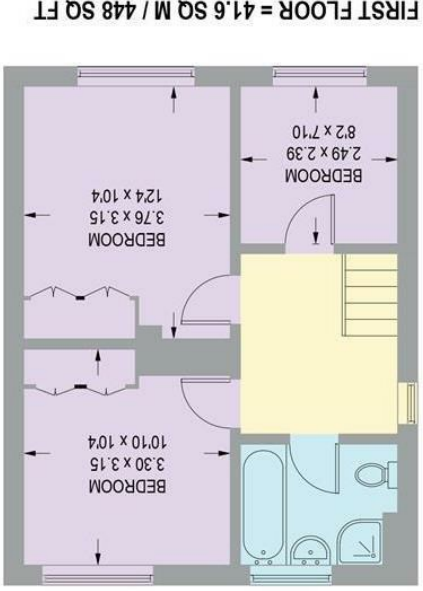
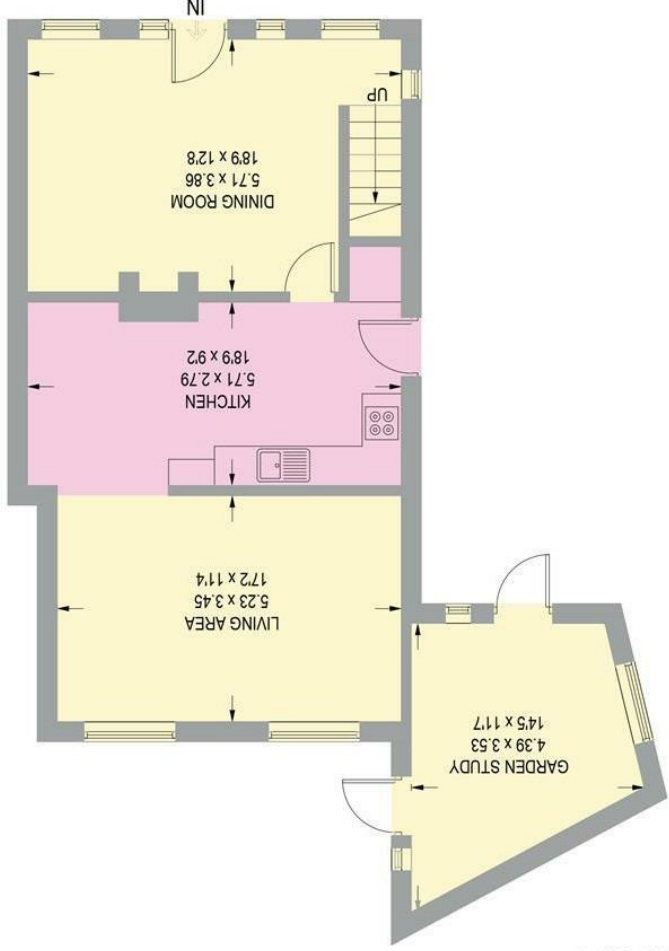


Illustration for identification purposes only, measurements are approximate, not to scale.

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