



13 Melbourne Avenue, Dronfield Woodhouse, Dronfield, Derbyshire, S18

Saxton Mee

13 Melbourne Avenue

Dronfield Woodhouse

Price Guide

£440,000

PRICE GUIDE £440,000 - £450,000

This beautifully presented three/four bedroomed detached house benefits from being extended to the rear and extensively refurbished creating a stylish home equally ideal for a family or couple.

Enviably located on this highly sought after road the property has had a new gas fired Ideal combination boiler in 2020 along with the majority of new radiators, new stunning kitchen and shower room and is double glazed throughout. Having the flexibility of a ground floor fourth bedroom which could be ideal for elderly dependant or teenager with adjacent new shower room, the property comprises: entrance hall, downstairs WC/shower room, study/bedroom 4, spacious living room, outstanding open plan extended dining kitchen with high quality appliances which opens through to the garden room, first floor landing with master bedroom having excellent fitted wardrobes, two further good size bedrooms and a luxurious new family bathroom by 'Joseph Bathrooms'.

Block paved drive with ample parking attached garage with electric door, attractive good sized rear garden with broad patio, lawn and flower beds.



- Stylishly refurbished
- Impressive open plan dining kitchen
- Garden room
- Four good size bedrooms
- Bedroom four on ground floor with adjacent new shower room
- New gas fired combination boiler in 2020 along with many new radiators
- Sought after road
- Viewing highly recommended
- EPC D
- Tenure: Leasehold

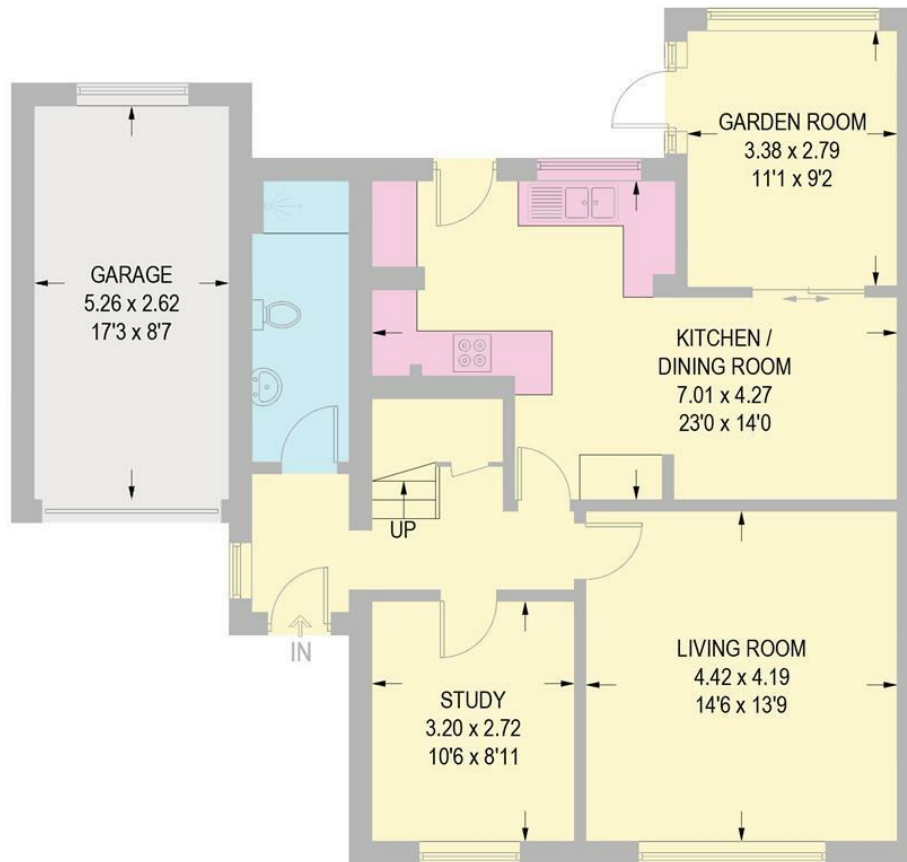


13 MELBOURNE AVENUE

APPROXIMATE GROSS INTERNAL AREA = 119 SQ M / 1280 SQ FT

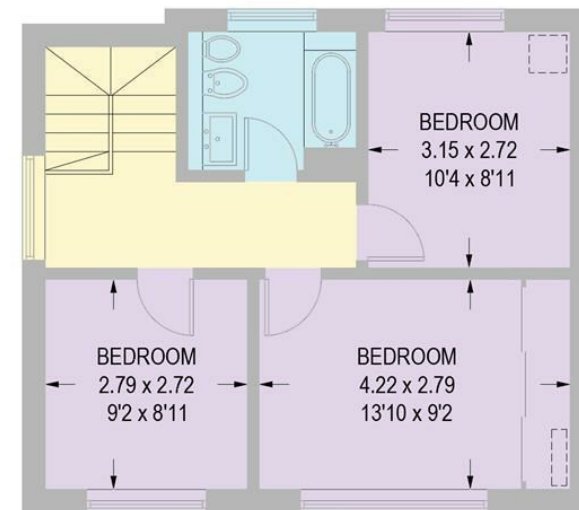
GARAGE = 13.6 SQ M / 146 SQ FT

TOTAL = 132.6 SQ M / 1426 SQ FT



GROUND FLOOR
76.7 SQ M / 825 SQ FT

 = REDUCED HEADROOM BELOW 1.5M / 5'0



FIRST FLOOR
42.3 SQ M / 455 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1083235)

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