



9 Hawkshead Avenue, Dronfield Woodhouse, Dronfield, S18 8NB

Saxton Mee

9 Hawkshead Avenue

Dronfield Woodhouse

£419,950

A great opportunity to acquire a sensibly priced four bedroomed detached house which is enviably located occupying one of the larger plots on the development, standing on a favoured corner position in a small cul-de-sac.

Most conveniently situated only a few hundred yards from Sindelfingen Park and nearby shops, renowned schooling and bus services, the property is perfect for a family and offers double glazing and a gas fired boiler which was installed around 2019 with the property having a new roof along with a new solid conservatory roof in 2024 at a cost of nearly £15,000.

Offered for sale with no upward chain the spacious accommodation briefly comprises of a reception hall, downstairs shower room with WC, generously proportioned living room, fitted kitchen which lends itself to being opened through to the adjacent dining room, large conservatory/garden room which has had a new fixed solid roof. First floor landing off which opens four good size bedrooms and a family bathroom.

Driveway provides ample off road parking with access to the single garage. The large enclosed garden enjoys a favoured south facing rear aspect and is set down primarily to lawn being ideal for young children or pets.



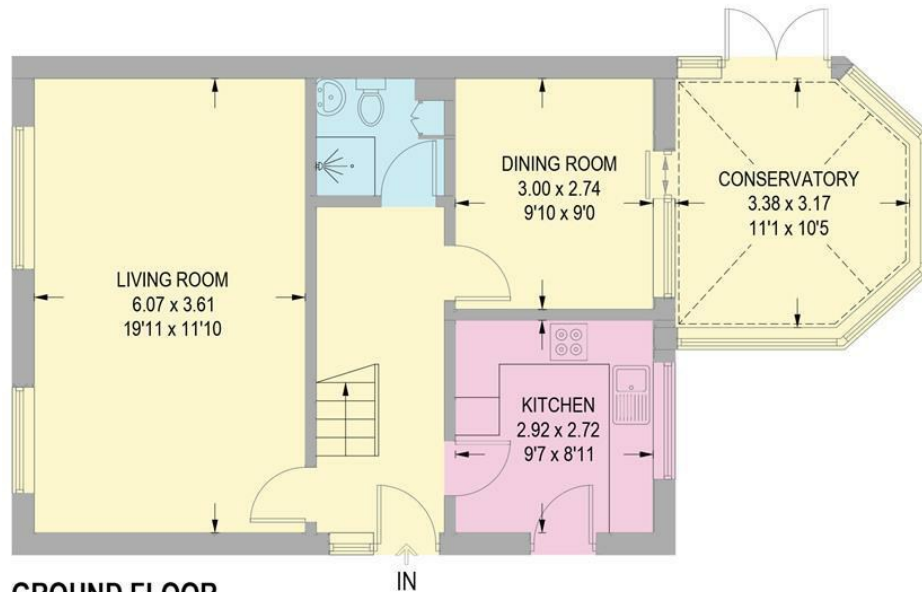
- Large corner plot
- Favoured cul-de-sac position
- Very good sized south facing rear garden
- New roof and new conservatory roof in 2024
- uPVC double glazing and gas central heating with a new boiler around 2019
- No upward chain and vacant possession
- Viewing recommended
- Close to renowned schools, park and amenities
- Council Tax Band: D
- Tenure : Freehold EPC: tbc



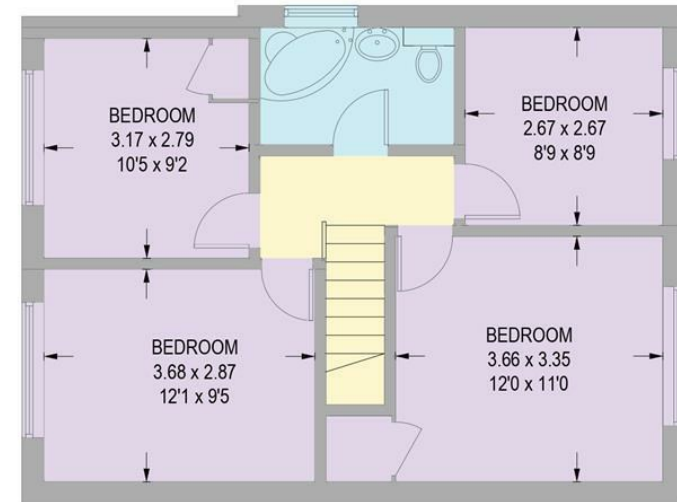


9 HAWKSHEAD AVENUE

APPROXIMATE GROSS INTERNAL AREA = 115.8 SQ M / 1247 SQ FT



GROUND FLOOR
63.9 SQ M / 688 SQ FT



FIRST FLOOR
51.9 SQ M / 559 SQ FT

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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