



20 Warren Rise, Dronfield, S18 2EB

Saxton Mee

20 Warren Rise

Price Guide

£450,000

Guide price £450,000 - £465,000

This most impressive FIVE BEDROOMED detached house offers beautifully proportioned accommodation which is perfect for a family extending to 1623 sq ft (151m) over three floors.

Enjoying stunning views at the rear the property has undergone extensive refurbishment over recent years with uPVC double glazing throughout along with stunning new kitchen and bathrooms.

Reception hall, outstanding open plan 'L' shaped dining kitchen/family room with bi-fold doors to the rear garden and patio and extensive range of new units fitted around 2021. New downstairs cloakroom/WC, utility room, spacious living room with ornamental recess to the chimney breast. First floor landing with three double bedrooms (the rear bedroom having built in wardrobes and taking full advantage of the impressive views), the fourth bedroom being a single room currently used as a home office. Stunning bathroom which was refurbished last year with bath and separate walk in shower. Inner landing with stairs up to the second floor master suite which again has impressive views, built in wardrobes and an excellent en-suite shower room.

Broad block paved forecourt parking for several vehicles. Rear garden enjoys an excellent degree of privacy along with superb southerly views being set down primarily to patio entertaining terrace with lawn beyond and small ornamental pond. Useful store/shed.

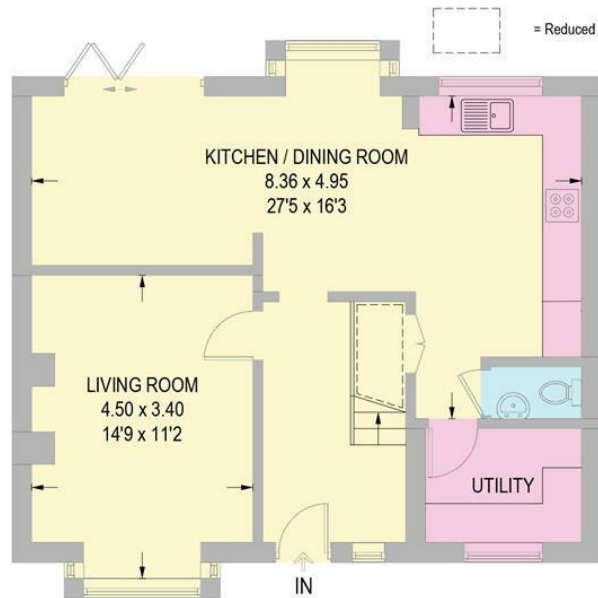


- Outstanding five bedroomed and two bathroomed family home
- Attractively refurbished during recent years
- Stunning views
- South facing rear garden
- 1623 sq ft/151 sqm over three floors
- Stylish new kitchen in 2021 and stunning new bathroom in 2024
- Gas central heating and uPVC double glazing throughout
- Fantastic family home
- EPC: C
- Leasehold / Council tax Band:

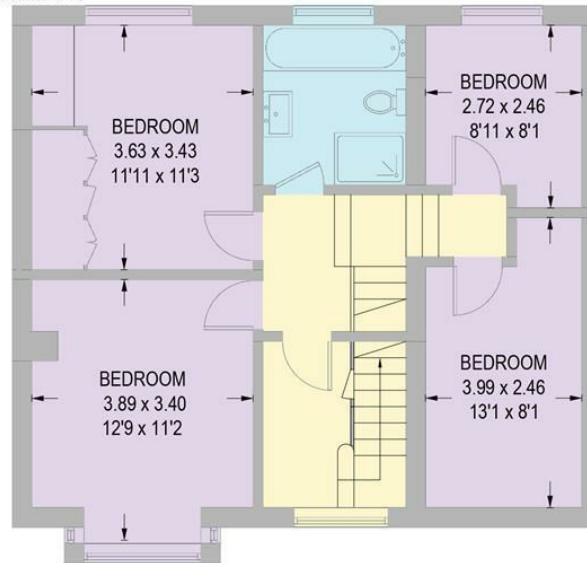


20 WARREN RISE

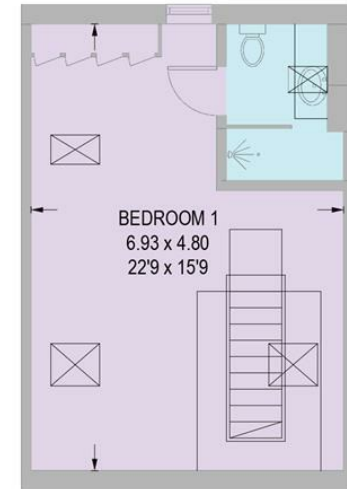
APPROXIMATE GROSS INTERNAL AREA = 156.5 SQ M / 1684 SQ FT



GROUND FLOOR
60.1 SQ M / 647 SQ FT



FIRST FLOOR
63.5 SQ M / 683 SQ FT



SECOND FLOOR
32.9 SQ M / 354 SQ FT

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

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