



South Lodge, 2 Park Avenue, Dronfield, S18 2LQ

Saxton Mee



# 2 Park Avenue

## £675,000

This truly outstanding three/four bedroomed detached house is one of the two lodges to the prestigious Park Avenue and has during recent years undergone a comprehensive refurbishment, totally transforming the property into a most impressive family home.

The property has been re-wired with a new gas fired boiler and central heating system, new skirting board and architraving along with new fittings throughout and briefly comprises: entrance porch, reception hall with useful understairs store cupboard, outstanding living/dining kitchen with granite worksurfaces, Rangemaster cooker and recess for American style fridge/freezer. Living room with feature fireplace and log burning stove with oak lintel above, Oak flooring and French doors to the garden. Office, utility, garden room/snug/bed 4, downstairs WC/shower room.

Perfect for a family and/or dependant relative, the versatile and flexible accommodation includes a snug/garden room which could easily be utilised as a ground floor fourth bedroom as there is an adjacent shower room.

First floor landing with access to the roof space which is partially boarded. Spacious master bedroom with excellent natural light having windows to the front, side and rear. Two further double bedrooms and superb family bathroom with bath and separate shower.

Block paved driveway leads in providing ample off road parking and provides access to the attached single garage with the large rear garden enjoying an excellent degree of privacy and being a most important attribute, complementing the accommodation and comprising of a stone flagged patio with level lawn beyond.



- Prestigious location forming part of the esteemed Park Avenue
- Comprehensively refurbished to a high standard
- Spacious flexible and versatile accommodation
- Very convenient for renowned local schooling, train station and nearby Cliffe Park
- Large private level rear garden
- New gas fired central heating and combination boiler during recent years along with re-wiring
- Viewing highly recommended
- EPC:
- Council Tax Band: F
- Freehold







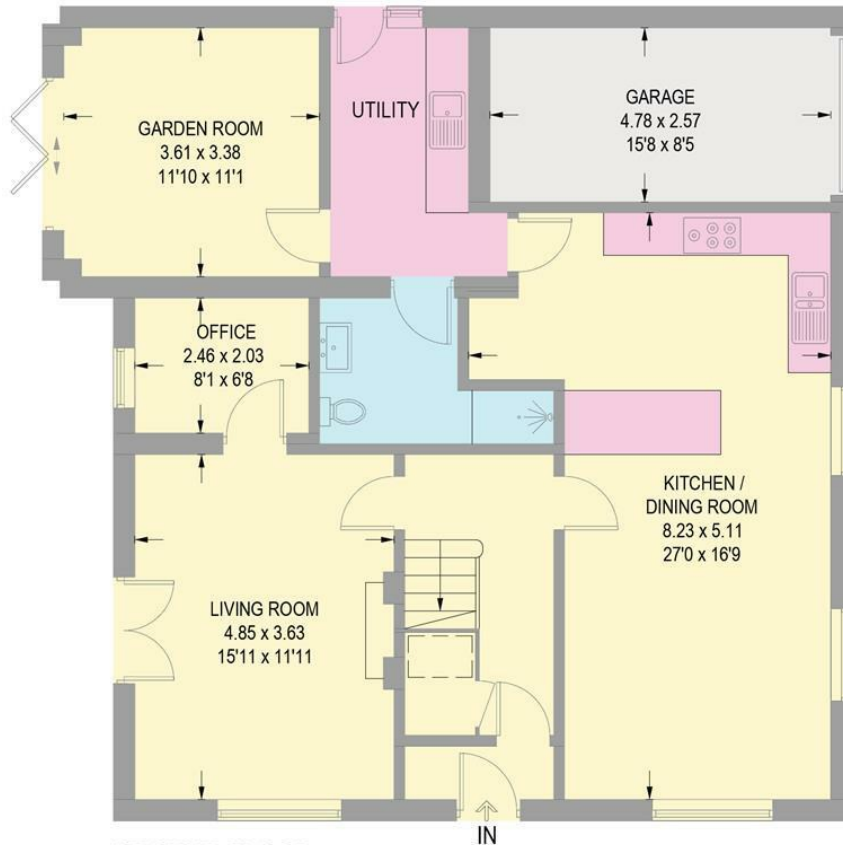


## 2 PARK AVENUE


APPROXIMATE GROSS INTERNAL AREA = 159.1 SQ M / 1712 SQ FT

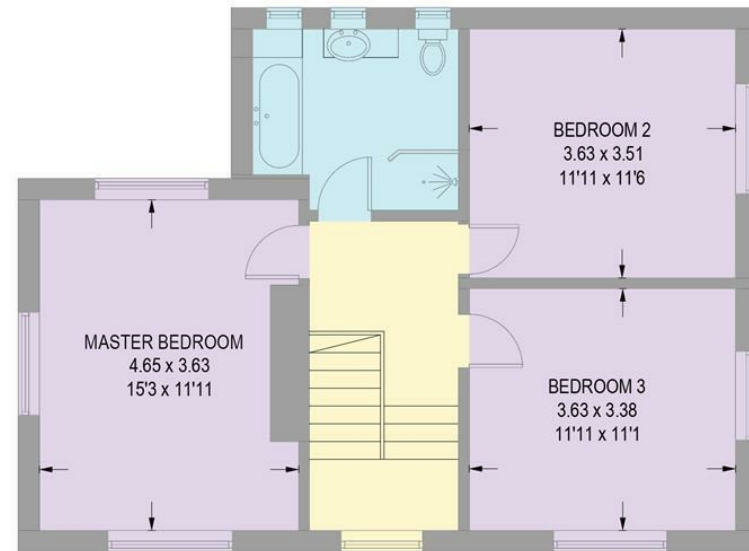
GARAGE = 11.8 SQ M / 127 SQ FT

TOTAL = 170.9 SQ M / 1839 SQ FT



**GROUND FLOOR**  
97.2 SQ M / 1046 SQ FT

 = Reduced headroom below 1.5m / 5'0"



**FIRST FLOOR**  
61.9 SQ M / 666 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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