



58 Barnes Avenue, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8YG

Saxton Mee



# 58 Barnes Avenue

## Dronfield Woodhouse

### £325,000

Guide price £325,000 - £335,000

This truly outstanding three bedroomed semi detached house has been considerably refurbished during recent years and stands on this highly sought after road, well placed for a comprehensive range of amenities including renowned schooling, shops, park and train station.

Perfect for a family or couple, the immaculately presented accommodation has been extended to the rear on the ground floor and benefits from uPVC double glazing and a new gas fired combination boiler around 2020 and was re-roofed in 2019. The stylish interior briefly comprises: reception hall, bay windowed living room with log burner fitted in 2022, impressive good sized 'L' shaped dining/living kitchen fitted again during recent years and having an extensive range of units and integrated appliances along with French doors to the garden and rear patio. First floor landing with two double bedrooms (the main bedroom having excellent fitted wardrobes), bedroom three which is equally ideal as a home office, superb bathroom again recently fitted.

Outside: long block paved drive, single garage and private landscaped low maintenance rear garden with Indian stone flagged patio and raised beds.



- Stylishly presented home
- Highly sought after road
- Considerably refurbished with new roof, new kitchen and bathroom in recent years
- Extended 'L' shaped dining kitchen/family room
- Good size living room with log burner
- uPVC double glazed and gas centrally heated with new boiler around 2020
- Viewing highly recommended
- EPC:
- Council Tax Band: B
- Tenure: Freehold







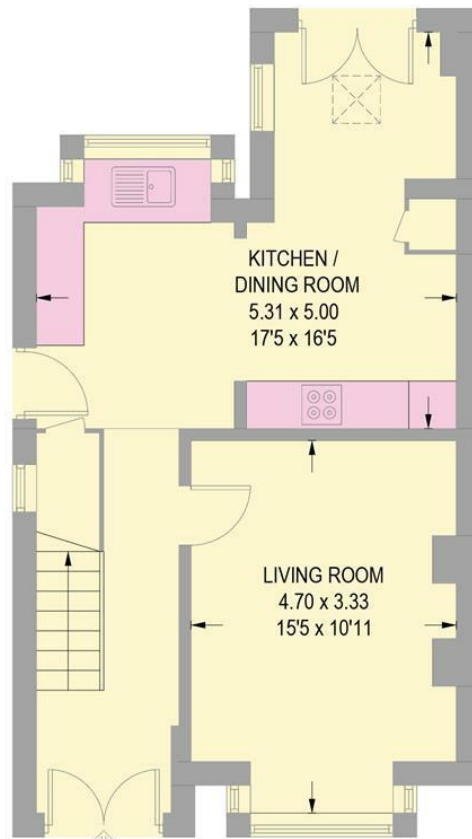


## 58 BARNES AVENUE

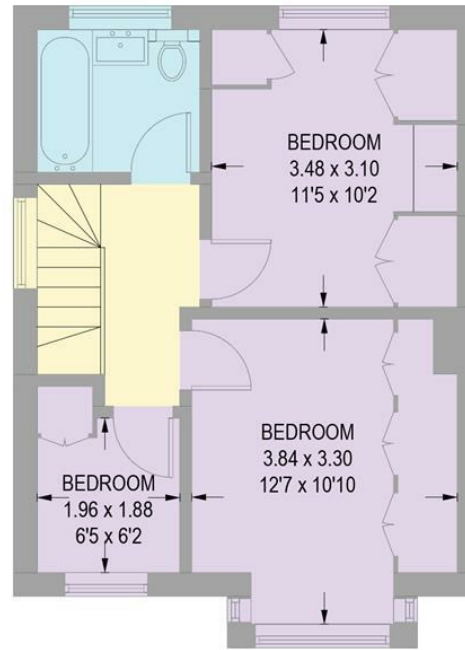
APPROXIMATE GROSS INTERNAL AREA = 83.3 SQ M / 897 SQ FT

GARAGE = 15.0 SQ M / 161 SQ FT

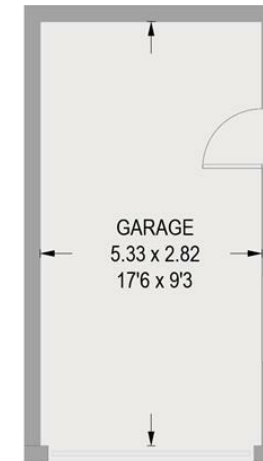
TOTAL = 98.3 SQ M / 1058 SQ FT



IN  
**GROUND FLOOR**  
**45.8 SQ M / 493 SQ FT**



**FIRST FLOOR**  
**37.5 SQ M / 404 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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

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