



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

Saxton Mee

12 Hawkshead Avenue

Dronfield Woodhouse

Price Guide

£500,000

Guide price £500,000 - £525,000

Occupying a superb position, this well proportioned three double bedroomed detached bungalow stands at the head of a small cul-de-sac on a favoured corner plot., complemented by a lovely private westerly facing rear garden that backs onto school playing fields.

Offered for sale with the advantage of vacant possession and no upward chain, the property has been exceptionally well maintained with the benefit of a new tiled roof around 2008, new soffits and fascias and a brand new gas fired Ideal combination boiler in March 2025. Reception hall with useful storage cupboards, nicely proportioned lounge/dining room with polished limestone fireplace and twin patio doors to the garden, well equipped kitchen having high quality appliances including a Neff fan assisted double oven, inner hall with two double bedrooms (with floor to ceiling wardrobes), excellent bathroom with bath and separate shower. Master bedroom (again with built in floor to ceiling wardrobes) with this room lending itself to be possibly opened through to the adjacent garage creating an en-suite dressing room and bathroom (subject to any necessary consents).

Outside: driveway leads in providing ample off road parking for several vehicles with there being an integral garage with electric door plus an additional second large detached garage which was built around 1992 with a Hormann electric garage door. It should be noted that the property has a burglar alarm.

Private westerly facing rear garden set down with ease of maintenance in mind with lawns, herbacious beds and enjoying an excellent degree of privacy.



- Superb three double bedroomed detached bungalow
- Favoured cul-de-sac position
- Corner plot
- No upward chain
- Backing on to school playing fields
- New tiled roof covering in 2008 along with new soffits and fascias
- Brand new Ideal gas boiler in 2025
- Private west facing rear garden
- Ample parking and large additional second detached garage
- EPC: D Tenure: Council Tax Band:





12 HAWKSHEAD AVENUE

APPROXIMATE GROSS INTERNAL AREA = 92.4 SQ M / 994 SQ FT

GARAGES = 36.2 SQ M / 389 SQ FT

TOTAL = 128.6 SQ M / 1383 SQ FT

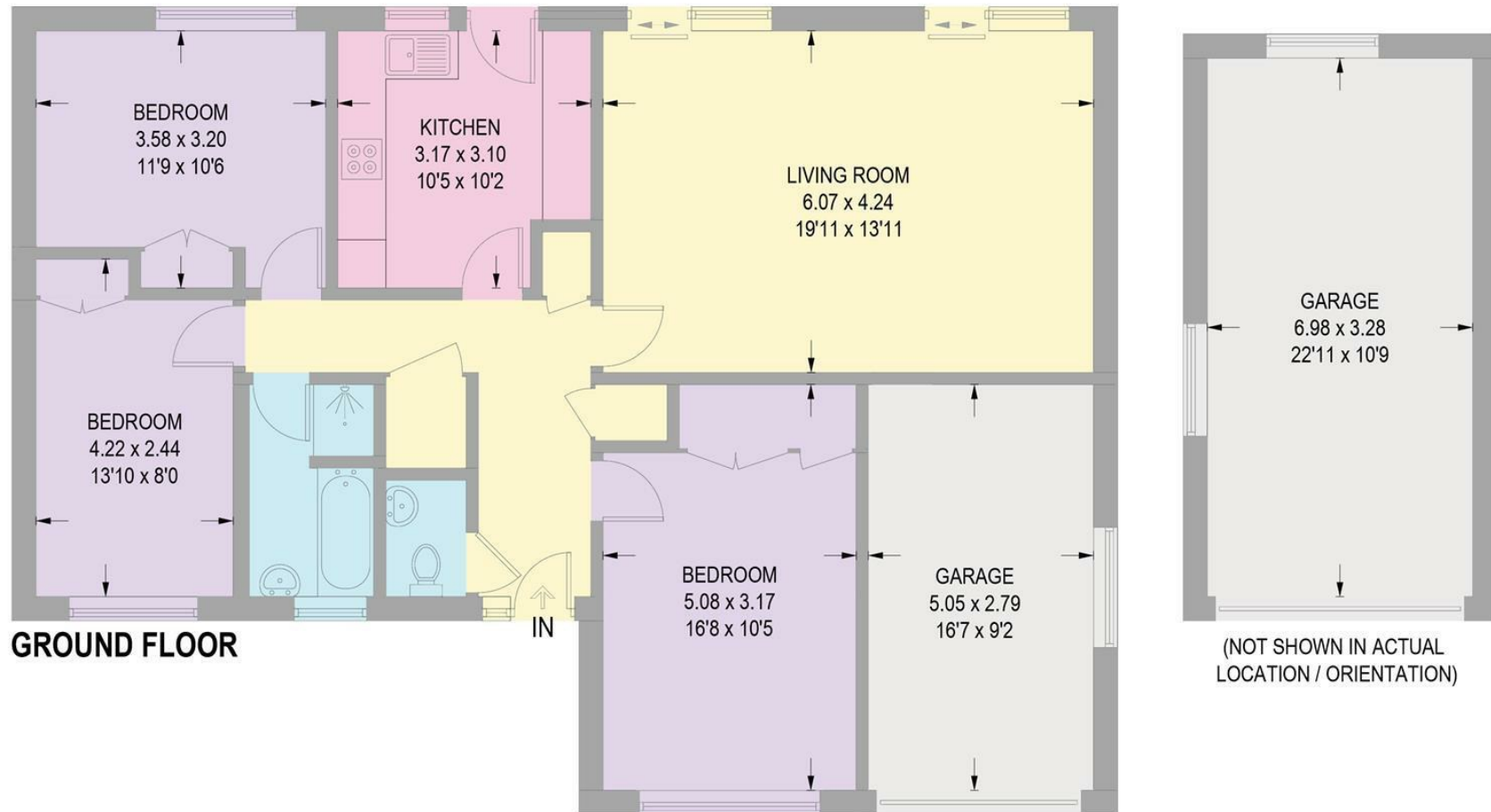


Illustration for identification purposes only,
measurements are approximate, not to scale.

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