



58 Melbourne Avenue, Dronfield Woodhouse, Dronfield, S18 8YW

Saxton Mee

58 Melbourne Avenue

Dronfield Woodhouse

£695,000

A fantastic and rare opportunity to acquire a superb three/four bedroomed detached bungalow which stands on this highly sought after road which is without doubt one of Dronfield premier addresses.

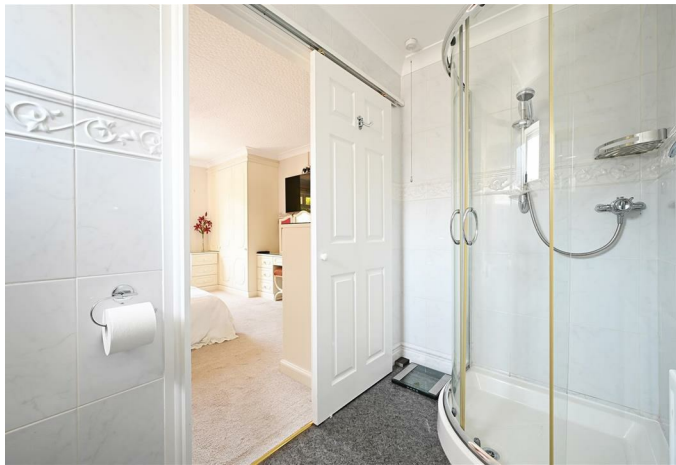
Complemented by a beautiful large south facing garden, the property backs on to greenbelt of fields and farmland and is located within the catchment of renowned local schooling and a good range of nearby amenities on Pentland Road and Barnes Lane. Offered for sale with the advantage of vacant possession and no upward chain, the well presented gas centrally heated and uPVC double glazed accommodation also has the advantage of solar panels.

Set back from the road with a broad resin driveway which affords ample parking, the front door opens into the large hall off which opens third bedroom which benefits from a kitchenette. Beautifully proportioned lounge/dining room with feature fireplace and patio doors to the rear, good size breakfast kitchen with a good range of units and integrated appliances, inner hallway with study/bedroom four having fitted office furniture, master bedroom with built in wardrobes, appealing aspect over the rear garden and en-suite shower room. Outstanding family bathroom which has been beautifully fitted out in 2020/2021 with bath and separate shower, double bedroom two with excellent fitted wardrobes. Large fitted utility which affords access with external door to the covered side enclosed passageway which is ideal for storage.

Outside: The stunning rear garden has been beautifully landscaped extending considerably in depth and taking full advantage of the southerly aspect. Initially comprising of a broad Indian stone paved entertaining terrace in part covered by a large glass topped pergola ideal for al-fresco dining. Herbaceous beds, lawns, large shed, summerhouse and greenhouse.

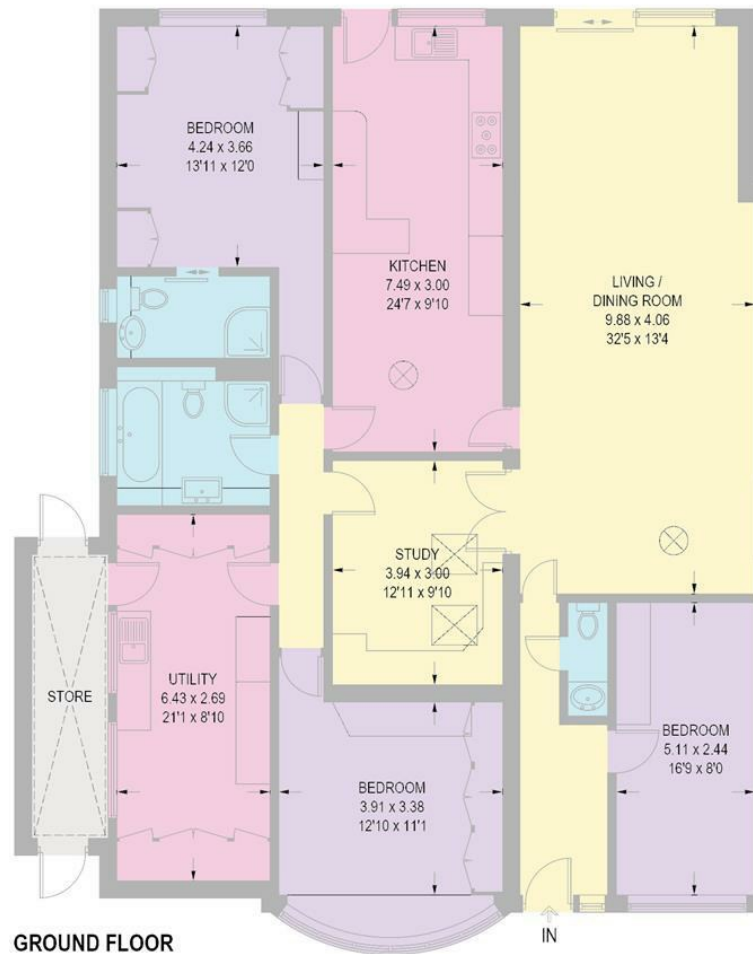


- Quite superb three/four bedroomed detached bungalow
- One of the towns most sought after addresses
- Stunning south facing garden backing onto fields/farmland
- Superb stylish bathroom refitted in 2020/2021
- Generous living accommodation
- Resin drive and ample parking
- Flexible and versatile accommodation
- No upward chain
- EPC
- Council Tax Band / Tenure:



58 MELBOURNE AVENUE

APPROXIMATE GROSS INTERNAL AREA = 178.7 SQ M / 1923 SQ FT



GROUND FLOOR

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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