



33 Paddock Way, Dronfield, Derbyshire, S18 2FE

Saxton Mee

33 Paddock Way

£440,000

This stunning four bedroomed semi detached house has been stylishly extended both to the side and to the rear and is complemented by a beautiful large private south facing rear garden.

Perfect for a family especially as the property is most conveniently located with ease of access to renowned local primary and secondary schooling, nearby parks, shops and train station. Only upon an internal extension will the full extent of the truly impressive accommodation be revealed which offers gas fired central heating, uPVC double glazing and briefly comprises of a reception hall, beautifully proportioned living/dining room with feature fireplace having oak mantle and stove, superbly equipped extended kitchen with high quality integrated Siemens and Bosch appliances, stunning large family room which is an extension to the original dwelling with an apexed aluminium framed double glazed window at the far end and double glazed sliding doors leading out onto the entertaining terrace. Personnel door from the kitchen to the garage which would lend itself to be converted (subject to any necessary permissions) into a utility and downstairs WC.

First floor landing off which opens four double bedrooms and an excellent family bathroom with the master bedroom having fitted wardrobes and an en-suite bathroom.

Regular style block paved drive provides ample forecourt parking, canopied porch and integral garage/store. Beautiful private south facing rear garden which extends considerably in depth and initially comprises of a decked entertaining terrace with the established lawned garden beyond being zoned into various areas and includes an excellent studio / summerhouse at the far end which could possibly be ideal for anyone working from home. There is also a useful timber garden store and greenhouse.



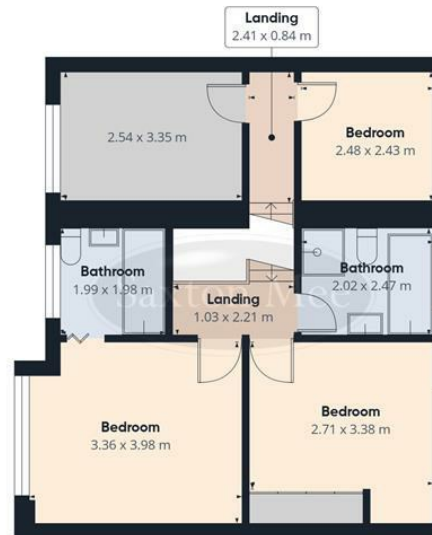
- Truly stunning four bedroomed and two bathroomed family home
- Beautiful large private south facing rear garden
- Greatly extended to the side and rear
- Most impressive large family room with apexed floor to ceiling window
- Versatile and flexible accommodation
- Stylishly presented throughout
- Gas central heating and uPVC double glazing
- Most convenient location close to renowned local schooling
- EPC: D
- Council Tax Band: B Tenure: Freehold







Floor 0



Floor 1

Approximate total area⁽¹⁾
139.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS:
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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