



11 Cemetery Road, Dronfield, S18 1XX

Saxton Mee

# 11 Cemetery Road

## £450,000

Deceptively spacious and considerably extended FOUR BEDROOMED and TWO BATHROOMED semi detached house offering very well presented accommodation with the added benefit of having a large garden with bar and studio being ideal for entertaining.

The property offers gas central heating and UPVC double glazing and is well placed for a host of local amenities including renowned local schooling and the train station. The superb accommodation briefly comprises: entrance hall with large built in cupboard, bay windowed living room to the front with dining/reception room to the rear with doors leading onto the garden. Large 'L' shaped kitchen/diner having a range of units and integrated appliances, downstairs WC. First floor landing, large double bedroom with en-suite shower room, double bedrooms two and three and single bedroom four. Excellent family bathroom with shower over the bath.

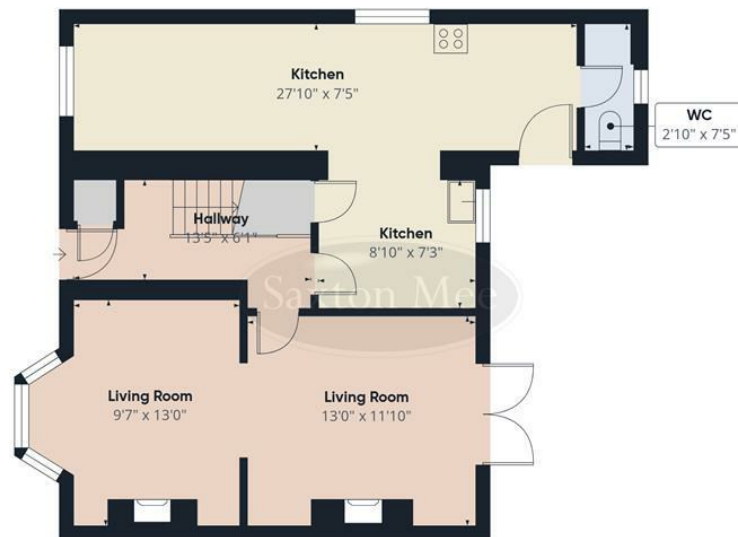
Outside: off road parking to the front resin drive, large enclosed rear garden with extensive decked entertaining area and timber bar, lawned area and detached separate studio which is ideal for anyone working from home or those requiring a gym.



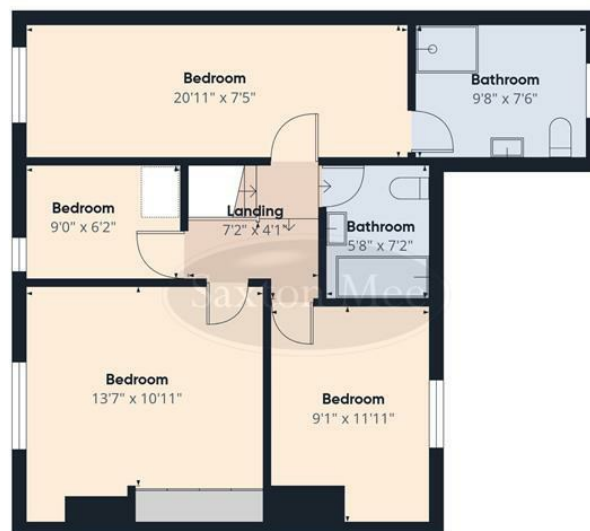
- Considerably extended four bedroomed and two bathroomed semi detached home
- Ideal for a family or couple
- Popular residential location close to renowned schooling and train station
- Superb rear garden with excellent entertaining area with bar, lawns and studio
- Double glazing and central heating
- Spacious living accommodation
- Good size bedrooms
- EPC D
- Council Tax Band B
- Tenure: Freehold







Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

1306 ft<sup>2</sup>

(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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