



53 Cheetham Avenue, Unstone, Dronfield, S18 4DL

Saxton Mee

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Unstone

Price Guide

£280,000

Guide price £280,000 - £285,000

A superb opportunity to acquire this sensibly priced three bedroomed detached house being located close to both Dronfield and Chesterfield for a good range of amenities including renowned schooling.

The property offers well appointed accommodation with the benefit of a large open plan dining kitchen which was fitted in 2022 and benefits from uPVC double glazing and gas fired central heating via an Ideal combination boiler with Hive thermostat. Extended to the front in 2025 the property offers nicely proportioned accommodation and is equally ideal for a family or couple, briefly comprising: entrance porch, excellent downstairs shower room/WC, hall, large open plan well equipped dining kitchen with built in appliances with this opening through to the bay windowed sitting room. Bi-folding doors to the good size uPVC double glazed conservatory. First floor landing, two excellent double bedrooms (one with fitted wardrobes to one wall), third bedroom/office/dressing room and superb family bathroom with modern double ended bath and separate walk in shower.

Broad driveway which is block paved and gravelled provides ample parking with a private enclosed rear garden with flagged entertaining terrace, summerhouse and childrens play area with artificial grass.



- Nicely proportioned three bedroomed detached home
- Considerably refurbished and extended to the front in 2025
- New kitchen in 2022 and bathroom in 2018
- Enclosed garden with childrens play area
- Superb ground floor shower room
- Ample off road parking
- EPC: D
- Tenure: Freehold
- Council Tax Band: C





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