



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



5 Melbourne Avenue Dronfield Woodhouse

£550,000

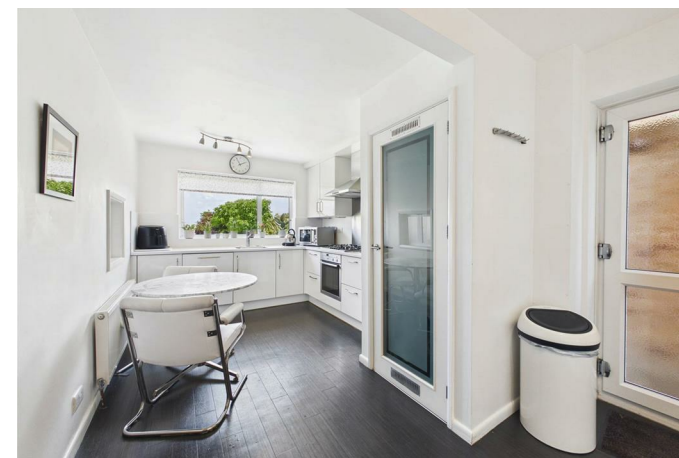
Enviably located on one of the towns most esteemed addresses; is this superb four bedroomed detached house which is complemented by a most appealing private rear garden.

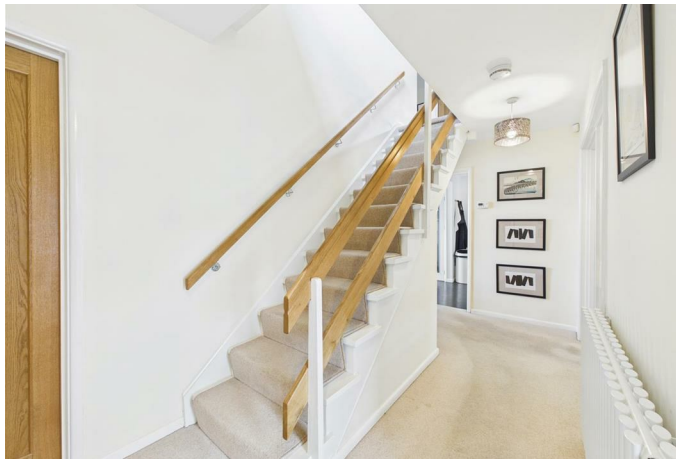
Standing within easy reach of a good range of local amenities including reputable schooling, shops, bus services, doctors/pharmacist and the renowned Sindelfingen Park, the property would lend itself perfectly to a family. Dronfield itself has excellent transportation links with its own train station and stands approximately equidistant between Sheffield and Chesterfield with ease of access to the M1 motorway at junctions 29 and 34.

The nicely proportioned and well presented accommodation benefits from double glazing, gas fired central heating via a combination boiler and briefly comprises: porch, hall, downstairs cloakroom/WC, spacious living room, good size dining room which would lend itself to being opened through to the adjacent kitchen which is well equipped with a range of kitchen units and appliances and includes a utility area. Opening off the landing on the first floor is a large master bedroom, two further excellent double bedrooms and a surprisingly good sized fourth bedroom, superb family bathroom.

Driveway leads in to the attached single garage with rear personnel door. Most appealing good sized private rear garden with patio well kept lawn and herbaceous beds and borders having a variety of plants.

- Superb four bedroomed detached house
- Highly sought after address
- Good range of nearby amenities
- Attractive private rear garden
- Perfect family home
- Drive and attached garage
- Viewing recommended
- Gas control heating and double glazing
- EPC: C
- Council Tax Band: E Tenure:







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1499 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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