



38 Kilburn Road, Dronfield Woodhouse, Dronfield, S18 8QA



# 38 Kilburn Road

## Dronfield Woodhouse

### £695,000

Enviably located with a large south westerly rear garden backing onto fields and farmland this beautifully proportioned four bedroomed and two bathroomed detached bungalow has been considerably extended and stands on a small cul de sac which is arguable one of the towns prestigious addresses.

Offered for sale with vacant possession and no upward chain the spacious and well presented accommodation which extends to 1800 sq ft is ideally suited to a family or couple and stands within easy reach of the nearby superb Sindelfingen Park and good range of shops including doctors/pharmacist and renowned schooling. Dronfield has excellent transportation links, standing on the doorstep of the Peak District National Park and afford excellent access to the city centre and motorway network and has its own train station.

Offering gas fired central heating and uPVC double glazing, the spacious property briefly comprises: reception hall, superb well equipped kitchen with dining/breakfasting area and utility cupboard. Living room with feature fireplace which opens to a sitting area which has French doors to the rear garden. Family room/snug being an additional nicely proportioned reception room with personnel door to the garage. Inner hall outstanding family/guest bathroom, three good size bedrooms along with the master bedroom which has an en-suite shower room/wet room. Sun/garden room approached by twin doors from the master bedroom.

Broad block paved driveway leads in providing ample off road parking and access to the double integral garage with up and over door, power and light. Large south westerly facing private rear garden which backs onto fields and farmland and is set down primarily to lawn for ease of maintenance with well stocked herbaceous beds and borders and a variety of shrubs.



- Beautifully proportioned and considerably extended detached bungalow
- Superb cul-de-sac location backing onto fields and farmland
- Four bedrooms, two bathrooms and three reception rooms
- Large attractive south westerly facing rear garden
- One of the towns most sought after addresses
- Vacant possession with no upward chain
- Ideal for a family with 1800 sq feet of accommodation
- Gas central heating and double glazing
- EPC
- Council Tax Band: F Tenure: Freehold





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.\*

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

