



2 Birchitt View, Dronfield, S18 2HL

Saxton Mee

# 2 Birchitt View

Chain Free

## £440,000

Stylishly refurbished this four bedroomed and two bathroomed 1930's semi detached house is the perfect family home, having just been considerably extended both to the side and across the rear.

Favourably located on a small cul-de-sac, the property is complemented by a good sized long rear garden which has a broad decked entertaining terrace taking full advantage of the enviable southerly aspect and views over the town. The refurbishment includes a full re-wire, considerably re-plastered, new central heating system, new tiled roof together with stunning fittings and appointment throughout.

There are a host of local amenities close by including renowned schooling, shops, supermarkets, sports centre and ease of access to Sheffield city centre and Dronfield has its own train station. The superb accommodation briefly comprises: entrance hall, bay windowed living room, large open plan extended kitchen/dining/family room with sliding doors leading onto the raised decked entertaining terrace, and the kitchen area having a range of contemporary fitted units with integrated appliances. Downstairs cloakroom/WC and utility room with door into the garage.

First floor landing with master bedroom one having a bay window and impressive en-suite shower room, double bedroom two overlooking the rear garden, double bedroom three and good size fourth bedroom. Excellent family bathroom with bath and separate shower.

Outside: gravelled off road parking to the front and access into the garage. Mainly lawned rear garden which is fully enclosed and has far reaching views over the town.



- Available for immediate occupation
- Most desirable cul-de-sac position close to local amenities
- Four bedrooms and two bathrooms
- Having undergone a full scheme of refurbishment
- Considerably extended to the rear and side
- 1439 sq ft of impressive accommodation
- Excellent open plan kitchen/dining/ family room with doors opening onto the entertaining terrace
- No Chain
- EPC: C
- Council Tax Band:B Tenure:Freehold





## 2 BIRCHITT VIEW

APPROXIMATE GROSS INTERNAL AREA = 133.7 SQ M / 1439 SQ FT  
(INCLUDING GARAGE)

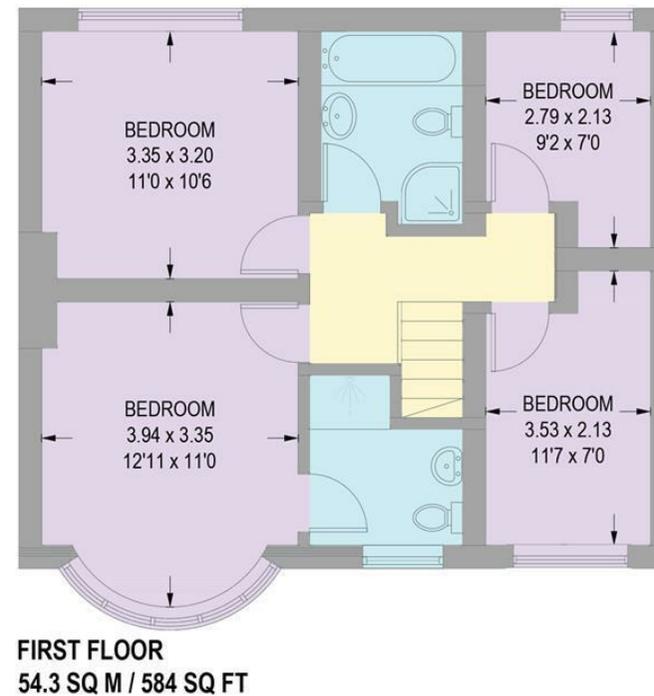
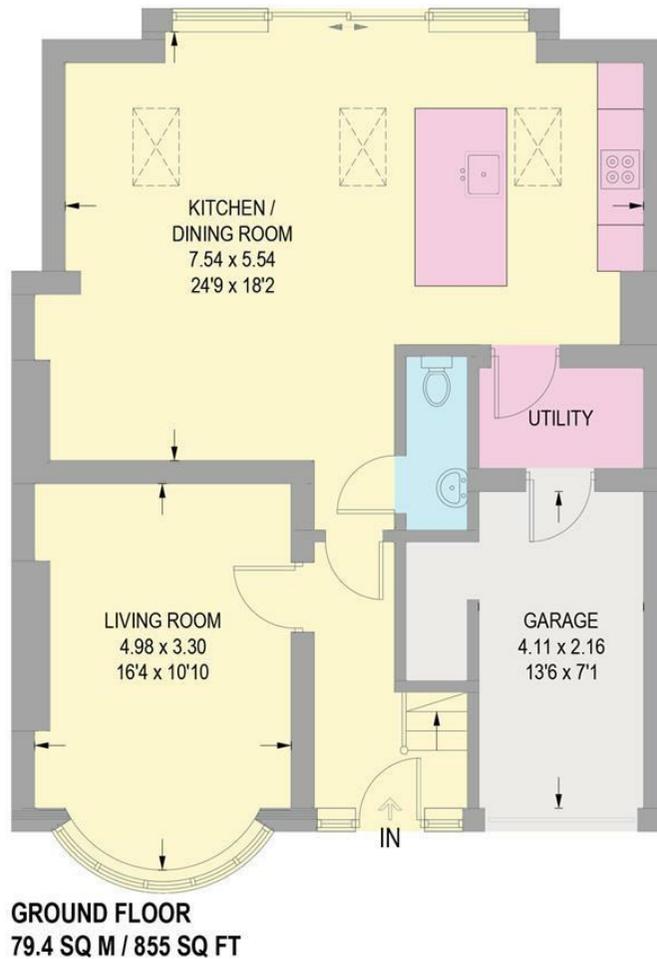


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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