



23 Park Avenue, Dronfield, S18 2LQ

Saxton Mee

23 Park Avenue

£675,000

NO CHAIN

Enviably located in a quiet location backing onto the church at the end of this highly sought after gated private road, this immaculately presented four double bedroomed and two bathroomed detached house stands within what is arguably Dronfield's most prestigious address being most conveniently located within easy reach of the centre of the town along with the train station, parks, Civic Centre and renowned schooling.

Complemented by a most attractive large private rear garden, the property has benefited during recent years from new uPVC double glazed windows and offers gas fired central heating via a combination boiler. The accommodation briefly comprises: entrance hall, a spacious living room 22ft x 13 ft with bay window, separate dining room, well equipped kitchen with granite work surfaces, and utility area with doors to the garage and rear garden. There is also a downstairs cloakroom/WC and a small office. Opening off the landing on the first floor are four double bedrooms, bathroom with corner bath and shower, and an additional separate shower room.

Patterned concrete driveway, good sized integral garage, most attractive large rear garden with lawns, pond, stone patio, herbacious beds and large shed with power, fitted bench and shelving.

Note: Because it is a private road there is an annual service charge for maintenance to upkeep the road which is currently £500 per annum.

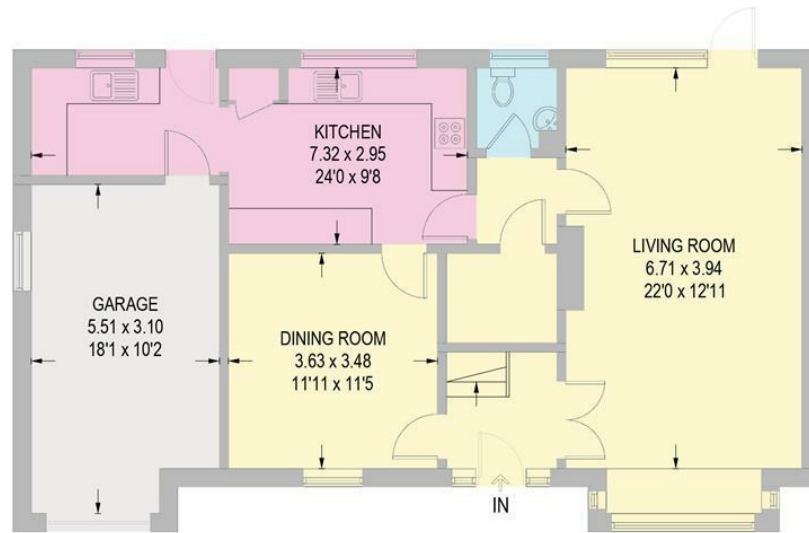
- Sought after private gated road - Arguably Dronfield's most prestigious address
- Electrically operated curtains in both the lounge and dining room
- Large private rear garden
- Spacious and light accommodation extending to 1746 sq ft
- Four double bedrooms and two bathrooms
- Well equipped kitchen and separate utility along with WC
- Ample parking and good size garage
- Good range of local amenities including renowned schooling and train station
- New uPVC double glazed windows
- EPC: D Council Tax Band:F Tenure: Freehold - Electrical certificate in May 2025



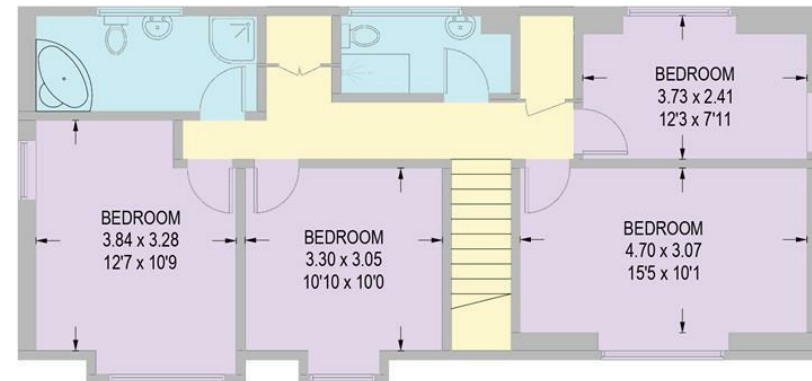


23 PARK AVENUE

APPROXIMATE GROSS INTERNAL AREA = 162.2 SQ M / 1746 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
88.6 SQ M / 954 SQ FT



FIRST FLOOR
73.6 SQ M / 792 SQ FT

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

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.'

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