







## 51 Cemetery Road

Dronfield • Derbyshire • S18 1XX

Guide Price £310,000 to £315,000

A fully modernised and extended three bedroom semi-detached home, located in the highly desirable town of Dronfield. Perfectly positioned between Sheffield and Chesterfield, the area offers excellent commuter convenience with its own railway station, strong local amenities, well-regarded schools, and close proximity to the Peak District, ideal for walking, outdoor activities, families and couples. Entering the property, you are welcomed into a small hallway. From here, a door leads into the modern living room, a bright and well-presented space offering ample room for family seating. A stylish feature divide creates a natural flow into the dining room, which in turn opens into the impressive extended kitchen. The kitchen features sleek gloss-finish units, integrated appliances, a breakfast bar, generous storage, and skylights that enhance natural light. Off the kitchen is a separate utility room, fitted with matching gloss cupboards and offering space for freestanding appliances. Upstairs, the main double bedroom faces the front and includes fitted sliding wardrobes. Bedroom two, also a double, overlooks the rear garden, while bedroom three, a single facing the front, works perfectly as either a bedroom or a home office. The modern family bathroom is fitted with a three-piece suite comprising a bath with overhead shower, sink and WC. To the front, there is driveway parking for multiple vehicles, along with a small lawned area to the side. Behind the front fencing sits an attached external storage space and an outside porch that leads into a useful WC. The rear garden is private and enclosed, beginning with a small patio area leading to the lawn, with a garden shed at the far end.





- Extended Three Bedroom Semi Detached House
- Fully Modernised Throughout
- Good Sized Living Room w/ Feature Divide into Dining Room
- Stylish Gloss Finished Kitchen w/ Skylights

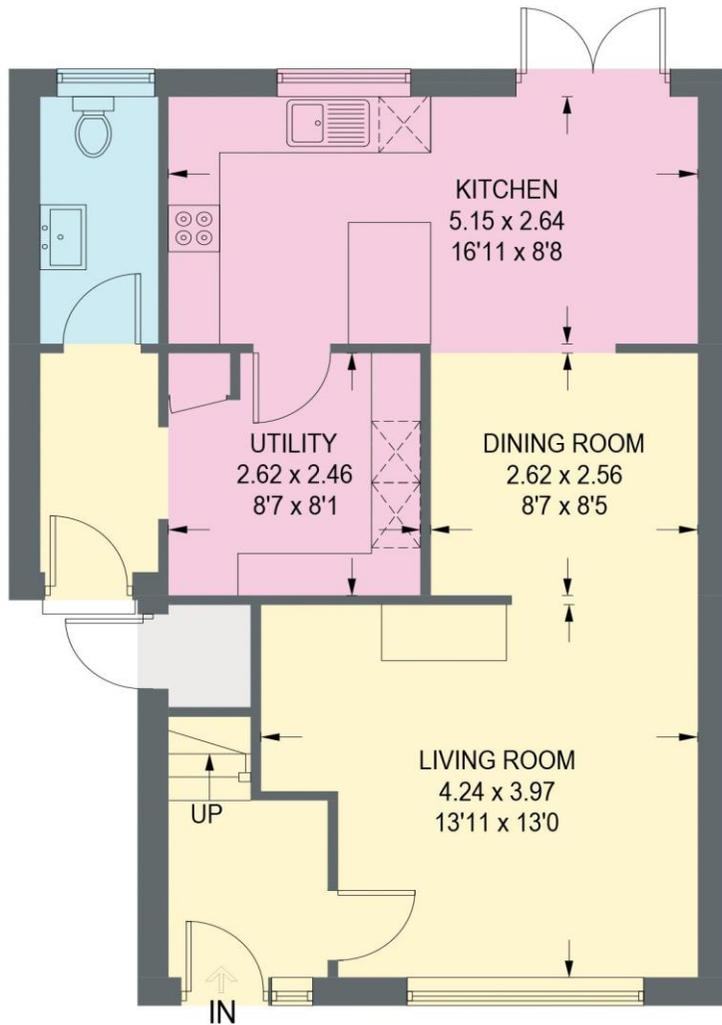
- Three Good Sized Bedrooms
- Modern Three Piece Suite Family Bathroom
- Private Enclosed Rear Garden
- Driveway Parking for Multiple Vehicles
- Prime Location w/ Strong Local Amenities
- Council Tax Band B



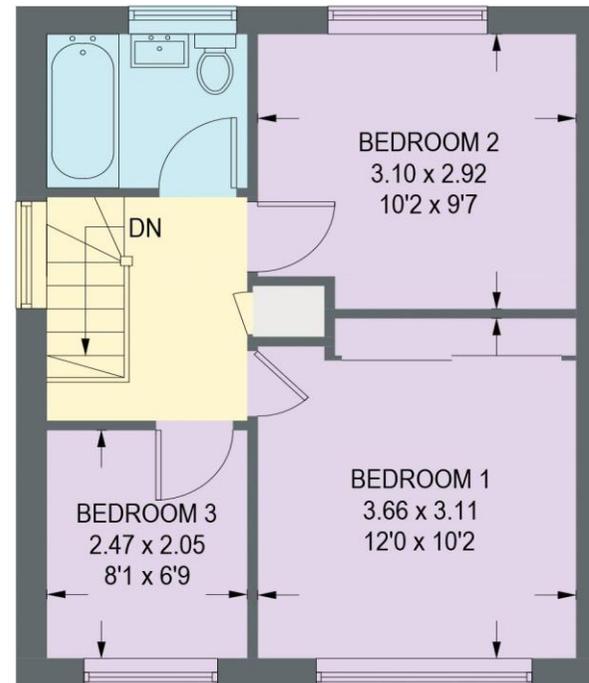


# 51 CEMETERY ROAD

APPROXIMATE GROSS INTERNAL AREA = 86.4 SQ M / 929.9 SQ FT



**GROUND FLOOR**  
51.7 SQ M / 557.0 SQ FT



**FIRST FLOOR**  
34.6 SQ M / 373.0 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1277133)

