



58 Burns Drive, Dronfield, S18 1NJ

Saxton Mee

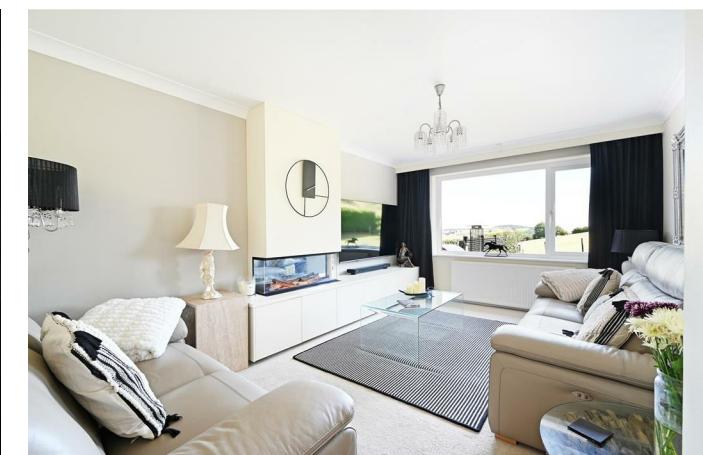
# 58 Burns Drive

£425,000

An exceptional opportunity to acquire a truly outstanding three bedrooned detached bungalow which is most envably located backing onto fields and farmland with arguably unrivalled views to the rear extending across to Apperknowle and Summerley.

The property has been extensively refurbished by the current owners benefitting considerably from a large extended breakfasting/dining kitchen with bi-fold doors opening out onto the rear garden. With gas fired central heating and uPVC double glazing the attractively presented accommodation briefly comprises of : spacious lounge again located to the rear of the bungalow taking advantage of the stunning views with stylish ribbon fire, impressive open plan and extended dining kitchen with front door and bi-fold to the rear, excellent range of integrated appliances with central breakfasting island which is split level to the built in dining area/table. Inner hall, two double bedrooms, single bedroom three presently used as a study, superb shower room with large walk in shower.

Outside: excellent resin driveway, very large integral/undercroft double tandem garage with storage area. Most attractive private landscaped rear garden ideal for entertaining which again takes full advantage of the breathtaking views.



- Stylishly presented
- Exceptionally well proportioned and considerably refurbished
- Impressive open plan dining kitchen with bi-fold doors to the rear garden and entertaining patio
- Three good size bedrooms
- Superb shower room
- Large double tandem undercroft garage and store
- Breathtaking views to the rear
- EPC: D
- Tenure: Leasehold
- Council tax band: C

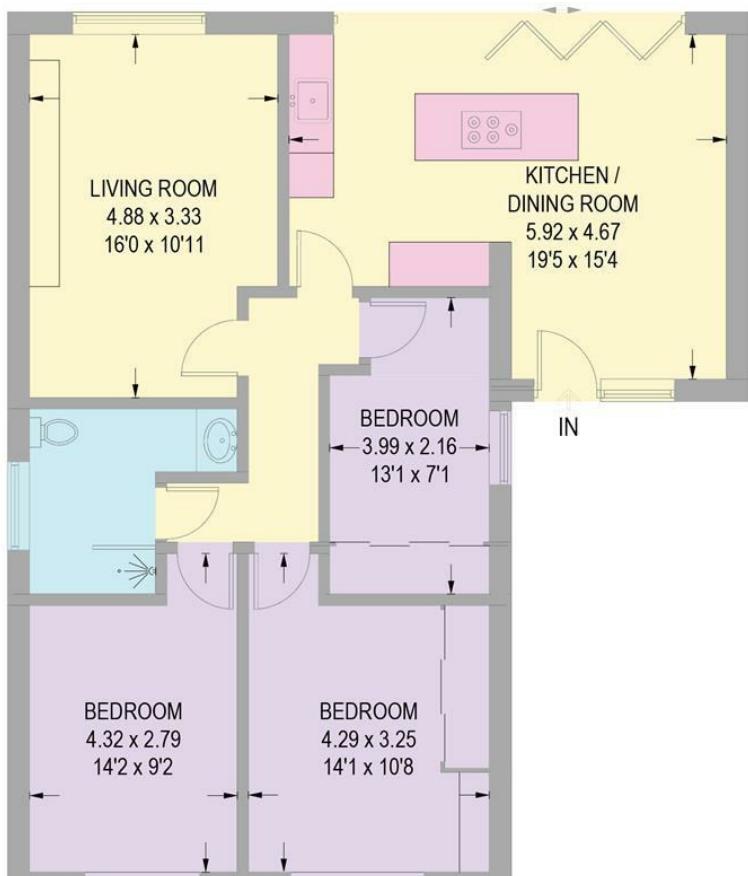


# 58 BURNS DRIVE

APPROXIMATE GROSS INTERNAL AREA = 85.8 SQ M / 923 SQ FT

GARAGE = 29.7 SQ M / 320 SQ FT

TOTAL = 115.5 SQ M / 1243 SQ FT



**GROUND FLOOR**

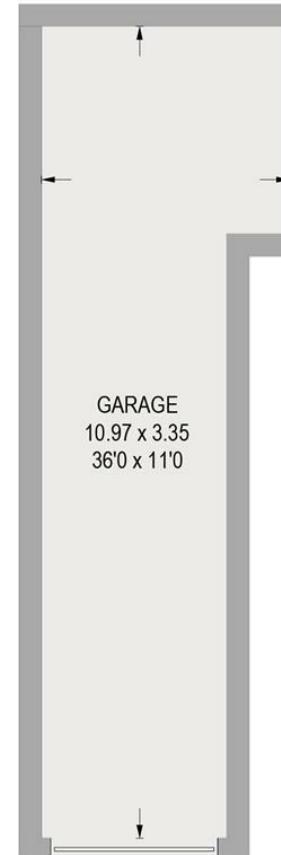


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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.'

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)

**Saxton Mee**