



38 Prospect Road, Dronfield, S18 2EA

Saxton Mee



# 38 Prospect Road

## £335,000

This truly outstanding detached bungalow (which was originally designed as a three bedroomed property) is enviably located with an appealing south facing garden and superb views extending across to Firth Wood and Chesterfield.

Benefitting from a new tiled roof around 2017 along with a new gas fired combination boiler with many of the windows having been replaced, the property is equally ideal for a couple or family and forms part of this well established and popular residential area well served by a host of local amenities along with ease of access to renowned schooling and train station.

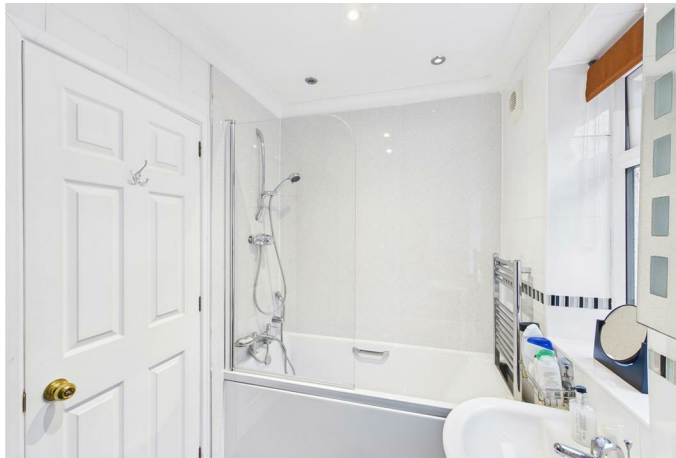
The well appointed and nicely presented accommodation briefly comprises: superb kitchen with built in appliances which was installed around 2020, inner hall which opens through to the dining area which was probably originally the third bedroom when designed, living room which is at the rear and opens through to the outstanding large conservatory which again was erected around 2017 and takes full advantage of the impressive views, master bedroom with excellent built in wardrobes, cupboards and drawers, bedroom two again with built in wardrobes, excellent bathroom having a bath with shower above.

Outside: Block paved gated driveway leads in offering ample off road parking and single detached brick built garage which had a new roof around 2022 and has a good sized workshop/store beneath which is accessed from the garden. The garden itself has been attractively set out and has a composite decked patio, lawn beyond and greenhouse.



- Considerably refurbished
- Many new windows
- Re- roofed and new combination boiler in 2017
- New kitchen around 2020
- Impressive southerly views
- South facing garden with composite decking
- Drive and garage with workshop below
- EPC
- Council Tax Band C
- Tenure: Leasehold







 <p><b>Floor 0 Building 1</b></p>	 <p><b>Floor -1 Building 2</b></p>	<p><b>Approximate total area<sup>(1)</sup></b></p> <p>1115 ft<sup>2</sup></p>
 <p><b>Floor 0 Building 2</b></p>		

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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