



105 Barnes Avenue, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8YF

Saxton Mee

105 Barnes Avenue

Dronfield Woodhouse

£320,000

An internal viewing is highly recommended to fully appreciate this spacious three-bedroom semi-detached home, perfectly positioned within walking distance of excellent local amenities, including reputable schools, shops, park, and convenient bus services.

Ideal for families, the property benefits from gas-fired central heating and uPVC double glazing throughout. The well designed layout features a welcoming reception hall, an open plan living and dining area with French doors leading to a rear decked terrace, and a modern kitchen with integrated appliances, which flows seamlessly into a practical utility room.

The first floor offers a generous principal bedroom, a second double bedroom, a well-appointed family bathroom, and a good sized third bedroom.

Externally, the property boasts a spacious driveway leading to a link-detached garage, which has recently been upgraded with a newly fitted rubber roof. The beautifully landscaped rear garden includes a split level decked entertaining area, a lawn, and a garden shed, providing a perfect outdoor retreat.

Nestled between Sheffield and Chesterfield, Dronfield is a highly sought after town offering the perfect blend of countryside charm and modern convenience. With excellent transport links, including a railway station providing easy access to major cities, Dronfield is ideal for commuters and families alike. The town boasts a range of local amenities, including well regarded schools, independent shops, supermarkets, and a variety of restaurants and pubs. Outdoor enthusiasts will appreciate the nearby Peak District National Park, offering stunning scenery and walking trails. Additionally, Dronfield's strong sense of community, excellent leisure facilities, and green spaces make it a fantastic place to live for all ages.



- Three Bedroom Semi Detached Home
- Walking distance to schools, shops, park, and bus services
- Spacious driveway leading to a link-detached garage with a newly fitted rubber roof
- UPVC Double Glazed Windows
- Highly Recommended for Viewing!
- Ideal for Family Occupation
- EPC:
- Tenure
- Council Tax Band:







Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1075.21 ft²
 99.89 m²

Reduced headroom
 3.89 ft²
 0.36 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

