



97 Barnes Avenue, Dronfield Woodhouse, Dronfield, S18 8YF

Saxton Mee

97 Barnes Avenue

Dronfield Woodhouse

£415,000

This truly outstanding semi detached house is perfectly suited for a family offering **FOUR DOUBLE BEDROOMS** and **THREE BATHROOMS** having been considerably extended primarily into the roof space with dormers to the front and rear which takes full advantage of the impressive views over the surrounding farmland.

Extending to almost 1400 sq ft, the attractively presented property is most conveniently located close to a good range of local amenities including renowned schooling, shops, doctors and pharmacist along with nearby parks and bus service. The accommodation briefly comprises: reception hall, beautifully proportioned living/dining room with log burning stove and twin doors thorough to the excellent uPVC double glazed conservatory. Well equipped extended kitchen with a range of units and personnell door to the garage. First floor landing, master bedroom with superb en-suite shower room, double bedroom two with views to the fields at the rear, excellent family bathroom. Second floor landing with two further double bedrooms (ideal for teenagers), one having an attractively fitted out en-suite shower room.

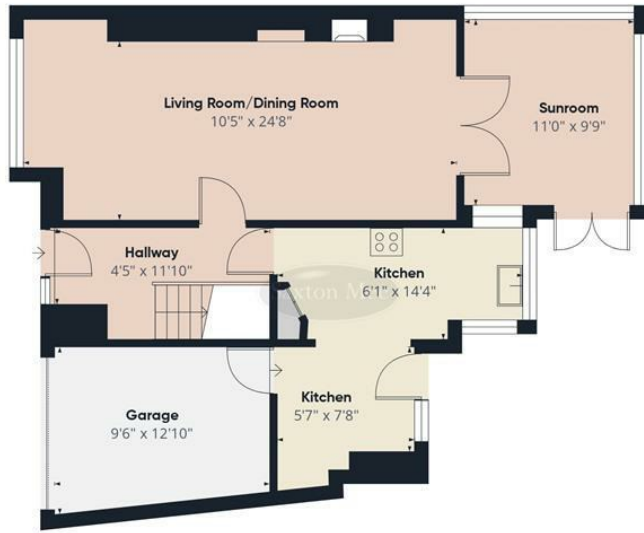
Outside: driveway leads in providing ample off road parking. Appealing private rear garden with patio, decked sitting out area, and lawn beyond. Timber shed.



- Outstanding four double bed roomed and three bathroomed semi detached house
- Considerably extended with almost 1400 sq ft of accommodation over three floors
- Sought after location
- Close to an excellent range of local amenities
- Ample parking and short garage
- Attractive garden overlooking farmland to the rear
- Gas central heating and uPVC double glazing
- EPC:
- Council Tax Band: B
- Tenure: leasehold







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1390 ft²
Reduced headroom
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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