



39 Burns Drive, Dronfield, Derbyshire, S18 1NJ

Saxton Mee

39 Burns Drive

£390,000

This deceptively spacious and considerably extended FOUR BEDROOMED semi detached house enjoys impressive far reaching views to the rear with a superb outdoor entertaining area.

Favourably located on a quiet residential area is this excellent four bedroomed family home which has been stylishly appointed throughout and benefits from having been extended to both the side and rear to create additional living space and master bedroom with dressing area and en-suite shower room. The property backs onto fields and farmland with delightful views and has gas central heating and double glazing. Accommodation in excess of 1512 sq ft briefly comprises: entrance hall with stairs to the first floor, front facing lounge with doors opening onto the dining area which in turn has steps down to the impressive large kitchen where there are a range of quality units with integrated appliances, central island with inset sink, duel workstation and bi-fold doors leading onto the garden. Additional snug/family room with French doors to the rear, door to the utility room and access into the garage.

First floor landing off which opens the master bedroom with views over the rear, dressing area with built in mirrored door wardrobes to both sides and generous en-suite shower room with walk in shower. Three further good size bedrooms and family bathroom with shower over the bath.

Outside: block paved parking to the front driveway for two vehicles, integral garage and large lawned garden with well stocked flower and shrub beds, archway to the broad gravelled entertaining area which has pergola and BBQ area, superb timber summerhouse (currently used as a gym), extensive decked area which takes full advantage of the views.



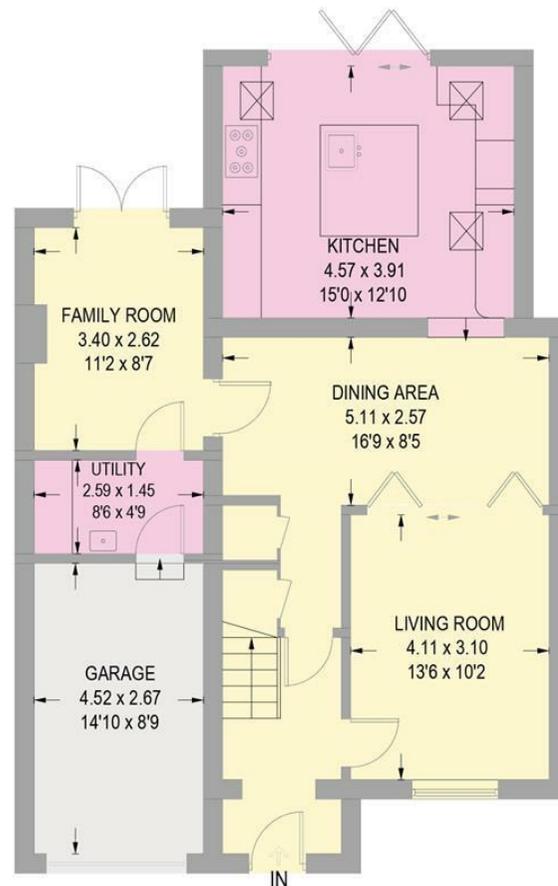
- Superb stylish four bedroomed extended semi detached family home
- Quiet residential location
- Impressive open plan kitchen with central island and views to the rear
- Excellent outdoor entertaining space with pergola, BBQ area and extensive decking
- Far reaching views over open fields and over the valley
- Four bedrooms and two bathrooms
- Three reception rooms
- Gas central heating via a new combi boiler installed Dec 2025 with a 10 year warranty and double glazing
- EPC: C
- Council Tax Band: C Tenure: Leasehold



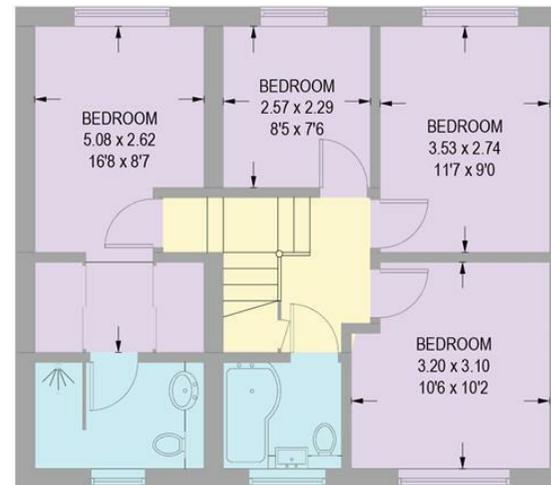


39 BURNS DRIVE

APPROXIMATE GROSS INTERNAL AREA = 140.5 SQ M / 1512 SQ FT (INCLUDING GARAGE)



GROUND FLOOR
85.4 SQ M / 919 SQ FT (INCLUDING GARAGE)



FIRST FLOOR
55.1 SQ M / 593 SQ FT

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.*

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