
2 Orchard Mews
(off Stubley Lane)
Dronfield
S18 1PG
Saxton Mee









Orchard Mews, off Stubley Lane
Dronfield S18 1PG

An outstanding executive style detached home with four double bedrooms and two bathrooms, enviably located well away from the main thoroughfare and approached via a private drive, yet conveniently situated close to renowned schooling and a host of local amenities.

The property has a favoured west-facing rear garden that directly overlooks the Gosforth playing fields, whilst the particularly spacious and immaculately presented accommodation benefits from underfloor central heating via a recently installed Mitsubishi air source heat pump. The double glazed windows come with integral blinds and the majority also have fitted fly screens. The property is alarmed, with CCTV.

Large reception hall with canopied porch over the front door and WC leads into the beautifully proportioned 'L' shaped dining kitchen, having an extensive range of units with granite worksurfaces and Miele appliances and sliding doors to the rear garden overlooking the fields. Good size adjacent utility with personnel door to one of the garages (which has potential subject to necessary permissions to be converted into extra living space). Generous living room with bay window to the front and patio door to the rear having feature fireplace with log burner. First floor landing, master bedroom with built in wardrobes with views over the sports fields. Luxurious en-suite bathroom with bath and walk in shower. Three further good size double bedrooms and excellent family bathroom again with bath and separate shower.

Outside: Ample off road parking on the broad block paved driveway which affords access to both garages, one of which is detached with enclosed double shower room and WC at the rear, immediately adjacent to an American Whirlpool hot tub. The tub was installed in July 2023 and also benefits from an integral air source heat pump to keep operating costs to a minimum. Spacious enclosed rear garden benefiting from both decked and paved areas and large shed

- Beautifully proportioned executive style family home
- Spacious living room with log burner
- Recently fitted Mitsubishi air source heating unit
- Twin garaging and extensive parking
- No upward chain - vacant posession - viewing recommended
- Impressive open plan dining kitchen/family room
- Favoured backwater position
- Master bedroom with luxurious en-suite bathroom
- American Whirlpool high quality hot tub included in the sale
- EPC: C Council Tax Band: F Tenure: Freehold


PAUL KLEE



















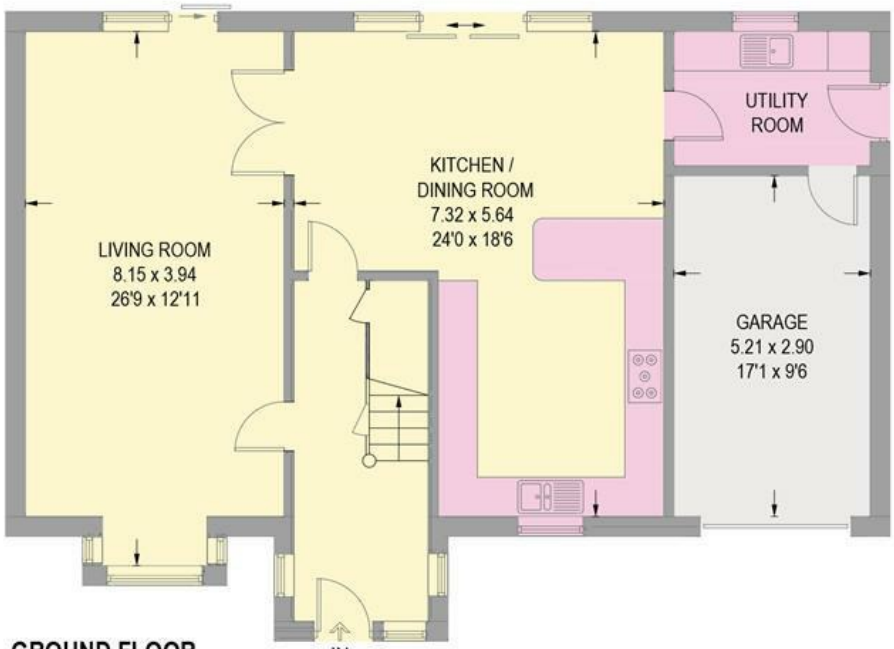




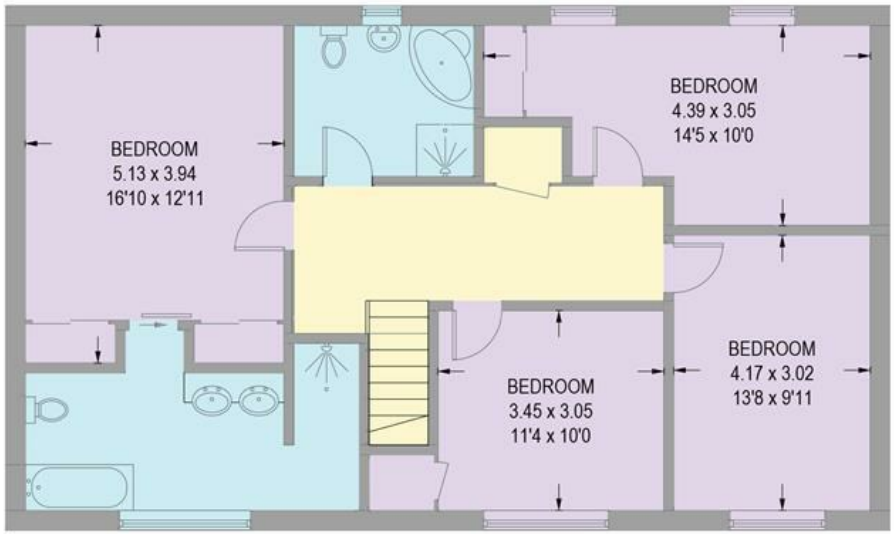


2 ORCHARD MEWS

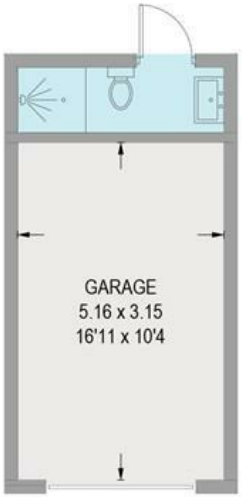
APPROXIMATE GROSS INTERNAL AREA = 196.3 SQ M / 2113 SQ FT
GARAGE = 20.0 SQ M / 215 SQ FT
TOTAL = 216.3 SQ M / 2328 SQ FT



GROUND FLOOR
100.8 SQ M / 1085 SQ FT



FIRST FLOOR
95.5 SQ M / 1028 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION /ORIENTATION)

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