12 Salisbury Avenue, Dronfield, S18 1WD

Saxton Mee

12 Salisbury Avenue

£340,000

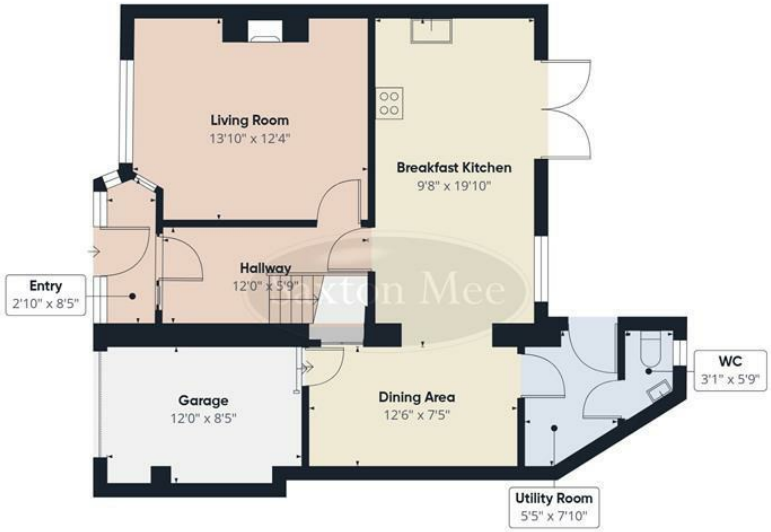
Guide Price £340,000 - £350,000

A truly exceptional three bedroomed semi detached house which benefits from being considerably extended making it an ideal property for a family or couple.

Enviably located towards the end of a small sought after cul-de-sac close to a wide range of amenities including renowned schooling and train station, the property has been stylishly refurbished to have the benefit of new uPVC double glazed windows to the front in March 2026 and a gas fired combination Worcester boiler in 2019. The extension work was undertaken around 2021 with the spacious accommodation briefly comprising: porch, reception hall, living room with bay window and attractive fireplace, impressive open plan dining kitchen/family room with the kitchen having a range of integrated appliances and double doors leading into the garden. Utility with access into the garage and downstairs WC. First floor landing , superb master bedroom with bay window having far reaching views and fitted wardrobes to one wall, double bedroom two and single bedroom three. Excellent family bathroom.

Outside: ample parking for several vehicles on the broad block paved driveway and access into the attached garage. Enclosed rear garden with patio and lawn being ideal for children and pets.

- Stylishly presented throughout
- Three bedrooms and extended kitchen/living area
- Sought after residential location
- Superb open plan kitchen/ family room at the rear
- Utility and downstairs WC
- Excellent family bathroom with shower over the bath
- Ample off road parking and garage
- Tenure: Leasehold
- EPC: D
- Council Tax Band B



Floor 0

Floor 1

Approximate total area(1)

1107 ft²

(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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