



8 Summerwood Lane, Dronfield, Derbyshire, S18 1PB

Saxton Mee

# 8 Summerwood Lane

£390,000

This beautifully proportioned three bedrooomed semi detached house in envably located set back from the main thoroughfare and enjoying impressive far reaching views .

Perfect family home offering flexible and versatile accommodation which in total extends to 1623 sq ft although this does encompass the top floor which comprises of a most useful and particularly spacious loft area (formally used as an occasional bedroom). Offering gas fired central heating and double glazing the accommodation briefly comprises: hall, very good size living room with ornamental log burner and French doors to the garden room, separate dining room which would lend itself to being opened through to the adjacent fitted kitchen (subject to usual consents). First floor landing off which opens two large double bedrooms (one having fitted wardrobes and bay window and the other having an en-suite shower room), good size family bathroom and third bedroom which provides access via staircase to the second floor aforementioned loft space.

Ample off road parking for several vehicles to the front which includes block paving, very good sized mainly lawned rear garden with gravelled and patio entertaining area and with an excellent studio/man cave/garden office which has a log burner and veranda.

- Favored backwater position well away from the main thoroughfare
- Appealing views
- Spacious, flexible and versatile accommodation
- Superb large rear garden with studio/garden office
- Gas central heating and double glazing
- Easy reach of comprehensive local amenities including train station and schooling
- Generous and particularly useful loft space
- EPC: D
- Council Tax Band: B
- Tenure: Leasehold





# 8 SUMMERWOOD LANE

APPROXIMATE GROSS INTERNAL AREA = 150.8 SQ M / 1623 SQ FT  
 GARDEN OFFICE = 9.2 SQ M / 99 SQ FT  
 TOTAL = 160.0 SQ M / 1722 SQ FT

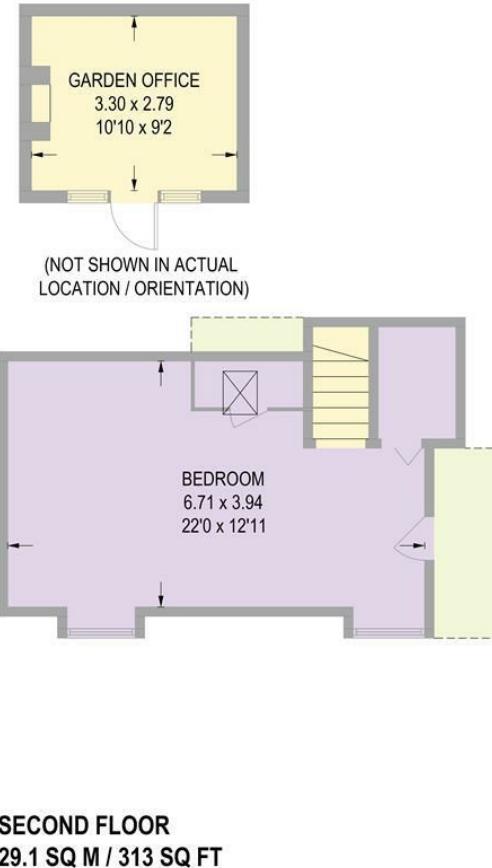
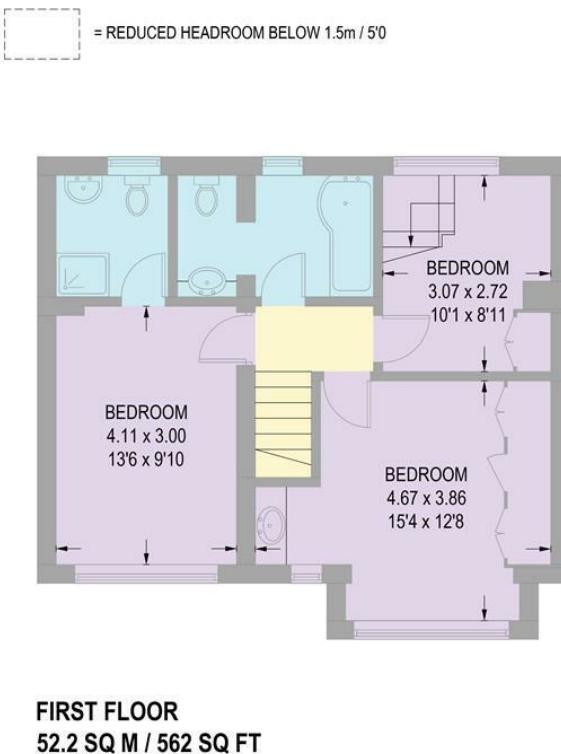
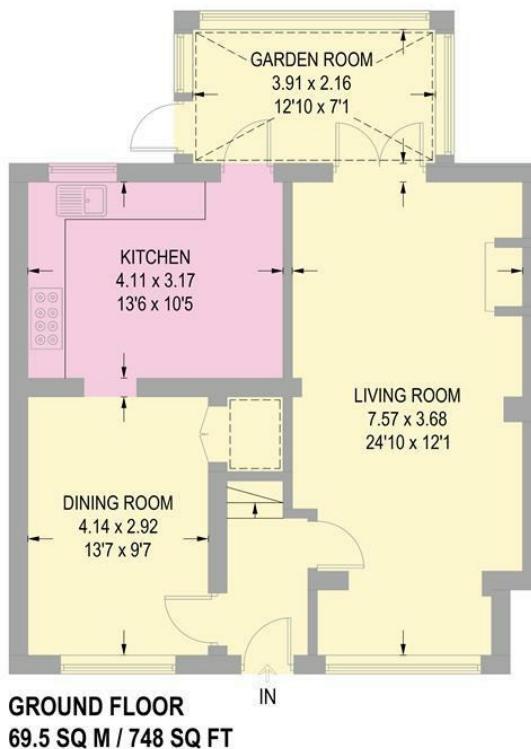


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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