



22 Cavendish Rise, Dronfield, Derbyshire, S18 1QZ

Saxton Mee

22 Cavendish Rise

Offers Over

£400,000

* NO CHAIN *

This exceptionally well presented two/three bedroomed detached bungalow offers deceptively well proportioned accommodation which is complemented by a beautiful large private rear garden.

Standing on the semi rural fringe of the town in a sought after cul-de-sac, the property is very conveniently placed for a host of local amenities including renowned local schooling and train station.

Equally ideal for a family, couple or the retired, the property has recently undergone a scheme of improvements and offers gas fired central heating via a combination boiler, uPVC double glazing and briefly comprises: good sized well equipped dining kitchen, spacious living room with feature fireplace, inner hall, master bedroom having built in wardrobes, superb bathroom which has been attractively refurbished within the last couple of years, second bedroom and home office/occasional bedroom three (which could at a relatively nominal cost be made totally separate with a stud wall). Breakfasting/dining area which opens through to the sun room/conservatory with both these areas taking full advantage of the attractive aspect over the rear garden.

Block paved driveway provides ample off road parking and access to the integral garage. Beautiful large rear garden which enjoys an excellent degree of privacy along with a favoured south westerly aspect and initially comprises of a patio entertaining area ideal for al-fresco dining with the garden set down primarily to lawn for ease of maintenance and includes an aluminium framed greenhouse.

- Attractively presented and deceptively well proportioned accommodation
- Considerably refurbished during recent years
- Large beautiful rear garden
- Sought after position/road
- Favoured cul-de-sac
- Semi rural fringe of the town
- Appealing views
- Viewing highly recommended
- EPC: D
- Tenure:Freehold. Council tax Band:D





22 CAVENDISH RISE

APPROXIMATE GROSS INTERNAL AREA = 93.3 SQ M / 1004 SQ FT

GARAGE = 13.9 SQ M / 150 SQ FT

TOTAL = 107.2 SQ M / 1153 SQ FT

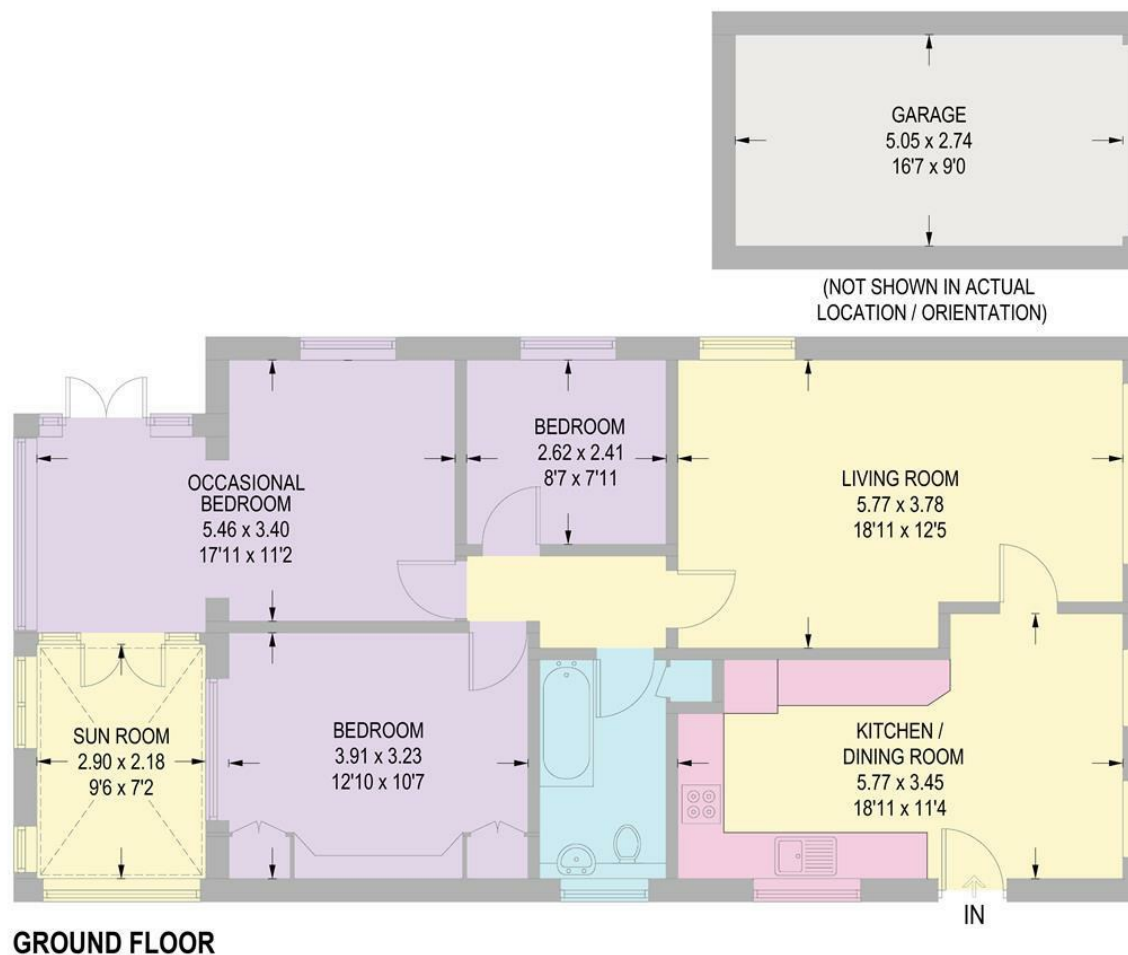


Illustration for identification purposes only,
measurements are approximate, not to scale.

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