



23 Burns Drive, Dronfield, S18 1NJ



23 Burns Drive

£325,000

Offering surprisingly well proportioned accommodation which extends to 1287 sq ft arranged over three floors with four double bedrooms and two bathrooms, this semi detached house is the perfect family.

Located within this popular and well established area within easy reach of a comprehensive range of amenities in the town including renowned golf course, reputable schooling and train station the property offers gas fired central heating via a combination boiler which was installed in November 2025, uPVC double glazing and briefly comprises: entrance hallway, with utility cupboard and additional deep understairs store cupboard, snug, outstanding open plan dining kitchen/family room with the kitchen having a bespoke range of handmade solid oak units with granite working surfaces along with French doors to the rear garden and patio. Ground floor family bathroom with a three piece white suite and a shower over the bath. First floor landing off which opens three double bedrooms along with door to the garage (the rear of which doubles as a utility area), second floor master bedroom with superb en-suite shower room being a generously proportioned principle area taking full advantage of the impressive views at the rear.

Outside: driveway leads in providing off road parking, rockery front garden with gated path to the side where there is an 'L' shaped patio extending the the rear and set down with ease of maintenance in mind (ideal for alfresco dining) with French doors from the kitchen.



- Outstanding family home
- 1287 sq ft over three floors
- Truly impressive kitchen/dining room with bespoke solid oak units and granite worksurfaces
- Four double bedrooms and two bathrooms
- Top floor master suite with en-suite shower room
- Private garden
- Driveway, garage and parking
- EPC:
- Council Tax Band: C
- Tenure: Leasehold





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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