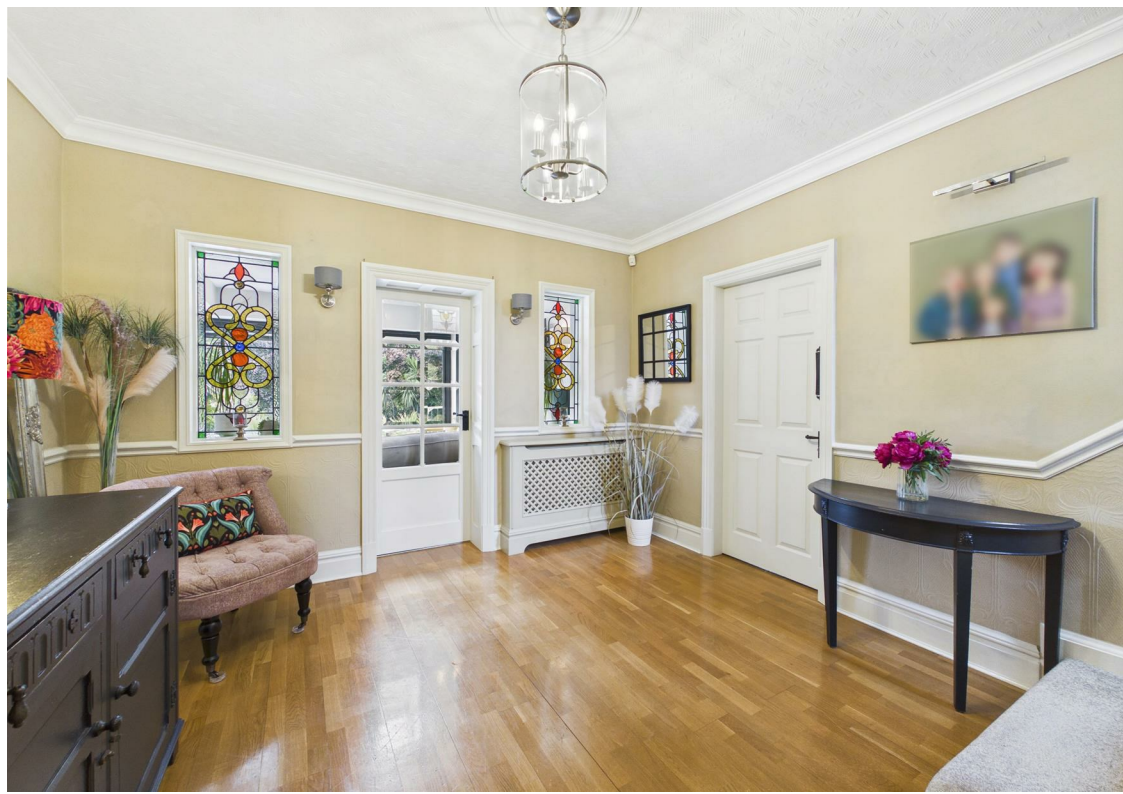




10 Park Avenue  
Dronfield  
S18 2LQ  
£975,000

Saxton Mee



10 Park Avenue,  
Dronfield S18 2LQ

A quite superb five bedroomed and three bathroomed 1930s detached house which is most favourably located on this highly sought after private gated tree lined avenue which is arguably the towns most prestigious address.

Complemented by a most attractive private good sized south facing garden, the property is enviably located standing within easy reach of renowned local primary and secondary school with the town having an excellent train service and a host of local amenities.

Offering gas fired central heating and uPVC double glazing the spacious accommodation briefly comprises: entrance lobby, downstairs cloakroom/WC, impressive reception hall, superb dining kitchen having a range of high quality built in appliances with fitted seating to the dining area which flows seamlessly through to the family room which has bi-fold doors to the garden. Elegant living room with feature fireplace which leads through to the sitting/piano room. Twin doors from the living room to the excellent garden room/conservatory.

First floor generous landing with feature stained glass window to the front, master suite with large double bedroom having en-suite shower room and large dressing area with built in wardrobes. Double bedroom two with en-suite Jack and Jill bathroom, further double bedroom, single bedroom (ideal as a study for anyone working from home), second floor landing with walk in cupboard and bathroom, large double bedroom having ample storage.

Gated tegular style block paved drive with ample parking and single garage. Studio/entertaining/games room. Most attractive well established private south facing rear garden.

There are excellent communication links to Sheffield, Chesterfield, Leeds and Nottingham with the Peak District National Park being less than 10 minutes drive away. This outstanding property is a much loved home being within the same ownership for many years and is an excellent opportunity for a family to acquire a most impressive residence.

- Immediately appealing FIVE bedroomed 1930s detached residence
- Most attractive private south facing rear garden
- 3093 sq ft of accommodation over three floors
- Hancock and Reed built in bedroom furniture/wardrobes
- No upward chain
- Arguably the town most sought after address
- Private gated road
- Electric gated tegular style block paved drive with ample parking and garage
- Stone patio/entertaining terrace and games room/studio
- Viewing highly advised (by appointment with the agent)



### Entrance Lobby

With front door leading to:

### Reception Hall

Spacious reception hall with feature stained glass windows to the front, wooden flooring and stairs rising to the first floor.

### Downstairs Cloakroom/WC

With window to the front, fully tiled and having WC and wash hand basin.

### Kitchen

Having an extensive range of units together with excellent high quality built in appliances. Quartz worksurfaces with inset sink. Wooden stable door to the side with the kitchen opening immediately through to the:

### Dining Area

With fitted bench seating and flowing round to the:

### Family Room

Enjoying ample natural light from the broad bi-fold doors across the back which overlook the garden and open immediately out onto the patio.

### Formal Living Room

Superbly proportioned principle reception room with attractive period feature fireplace and large walk in understairs store cupboard.

### Sitting/Piano Room

Having broad window overlooking the rear.

### Conservatory/Sun Room

With solid fixed room, tiled floor and twin French doors to both the living room and out onto the garden and terrace.

### First Floor Landing

Approached by a staircase having an appealing long feature stained glass window to the front and additional window to the rear.

### Master suite

Bright and airy bedroom suite with dressing area having built in wardrobes and en-suite shower room.

### Bedroom Two

Good size double bedroom with door into the Jack and Jill bathroom and window to the rear.

### Bedroom Three

Double bedroom with window to the front.

### Bathroom

Excellent bathroom with bath, WC and wash hand basin.

### Bedroom / Study

With window to the front.

### Second floor Landing

Useful walk in store cupboard

### Bedroom

Double bedroom (ideal for a teenager) with ample eaves storage and Velux style windows.

### Bathroom

With sour piece suite (bath, WC, bidet and wash hand basin).

### Outside

Gated front driveway with access into the single garage. Lawns to the front extending to the rear where there is a broad paved entertaining terrace, dwarf wall extensive lawns with flower and shrub

beds. Studio/games room/bar with power and light.

### EPC

The EPC rating is:

### Tenure

The property is Freehold

### Council Tax Band:

The council tax is Band: G

### Valuers Note

Rarely do properties of this calibre on this road become available. This house would be a perfect home for a family with its fantastic open plan daytime living accommodation. You can imagine lazy evenings on the private patio in the garden, and driving through the gates at the end of the day to this impressive place you could call home. Do not miss this opportunity as it is a once in a lifetime purchase!



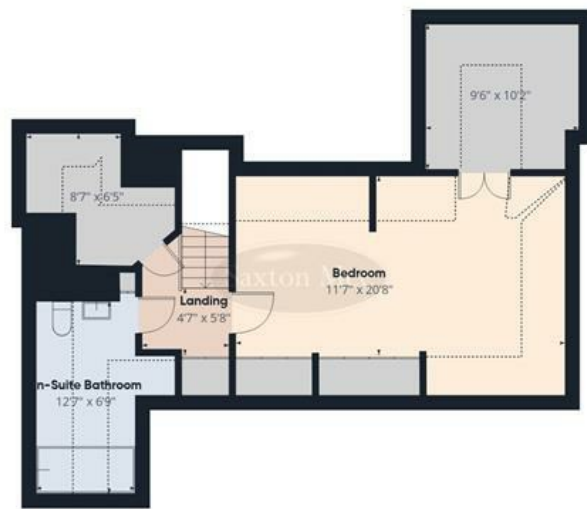




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

3093 ft<sup>2</sup>

Reduced headroom

247 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

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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