



8 Kilburn Road, Dronfield Woodhouse, Dronfield, S18 8QA

Saxton Mee

8 Kilburn Road

Dronfield Woodhouse

£599,950

This immaculately presented four/five bedoomed detached stone built house is particularly well located on a sought after cul-de-sac within this highly desirable part of Dronfield Woodhouse which is well served by a host of local amenities including renowned schooling, parks, shops, and doctors.

This perfect family home offers flexible and versatile accommodation with three/four reception rooms, and benefits from gas fired central heating via a British Gas installed combination boiler, uPVC double glazing and briefly comprises: spacious reception hall with two useful store/cloaks cupboards and an additional understairs cupboard, cloakroom with WC, beautifully proportioned living room with feature fireplace and double glazed sliding patio door to the rear, study/snug/bedroom 5. Dining room and exceptional kitchen having been refurbished in June 2022, adjacent utility room with personnel door to the garage. First floor landing, large master bedroom with spacious en-suite bath/shower room, double bedroom two with built in wardrobes and vanity unit, double bedroom three and large single bedroom four. Family bathroom.

Outside: broad block paved driveway with ample parking, single garage, attractive private garden with block paved patio, shaped lawn and mature established beds. Timber shed.



- Exceptional detached family home
- Spacious and versatile accommodation
- Sought after cul-de-sac
- Convenient for renowned schooling, park, shops, doctors and pharmacist
- Three reception rooms
- Four/five bedrooms
- Ample parking and private garden
- Master bedroom with superb en-suite bath/shower room
- EPC: D
- Council Tax Band: F Tenure: Freehold





Floor 0

Approximate total area⁽¹⁾

1849 ft²

Reduced headroom

2 ft²
Below 5 ft



Floor 1

(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.

GIRAFFE360



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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk