



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

Saxton Mee

8 Kilburn Road

Dronfield Woodhouse

£599,950

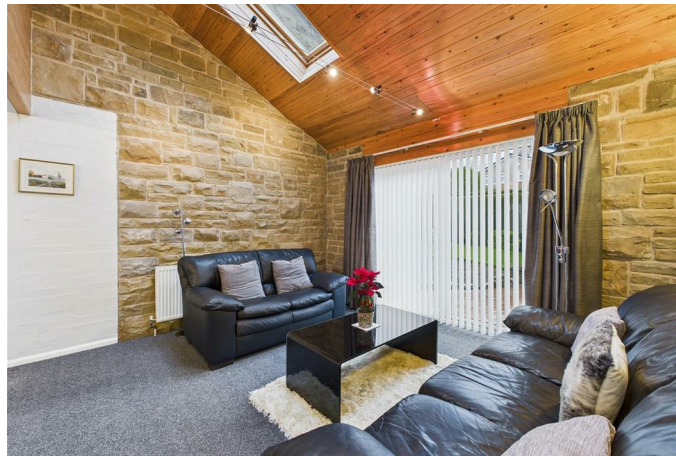
This immaculately presented four/five bedroomed detached stone built house is particularly well located on a sought after cul-de-sac within this highly desirable part of Dronfield Woodhouse which is well served by a host of local amenities including renowned schooling, parks, shops, and doctors.

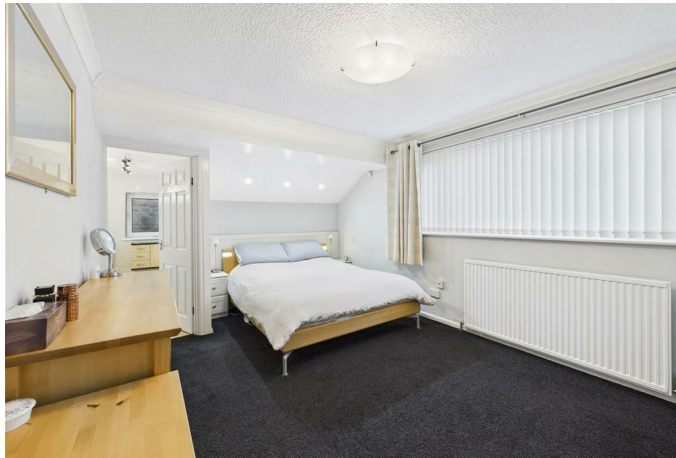
This perfect family home offers flexible and versatile accommodation with three/four reception rooms, and benefits from gas fired central heating via a British Gas installed combination boiler, uPVC double glazing and briefly comprises: spacious reception hall with two useful store/cloaks cupboards and 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



Floor 1



Approximate total area⁽¹⁾

1849 ft²

Reduced headroom

2 ft²

(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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