2 Burns Drive, Dronfield, Derbyshire, S18 1NJ

Saxton Mee

2 Burns Drive

£375,000

An outstanding opportunity to purchase this considerably extended and spacious four bedroomed semi detached family home which benefits from having versatile accommodation along with off road parking and a garage.

The property is located a short distance from Dronfield town centre with its own train station and good range of local amenities including renowned local schooling. Having gas central heating and uPVC double glazing the stylishly presented accommodation briefly comprises: Entrance hall with stairs rising to the first floor, front facing living room/dining room which opens into the large dining kitchen at the rear with a range of integrated appliance and modern units along with breakfasting bar. Double doors open into the large sunroom which extends along the rear of the property and offers a superb family space. Sliding doors lead back into the living room with log burning stove. There is a downstairs WC and office ideal for anyone working from home.

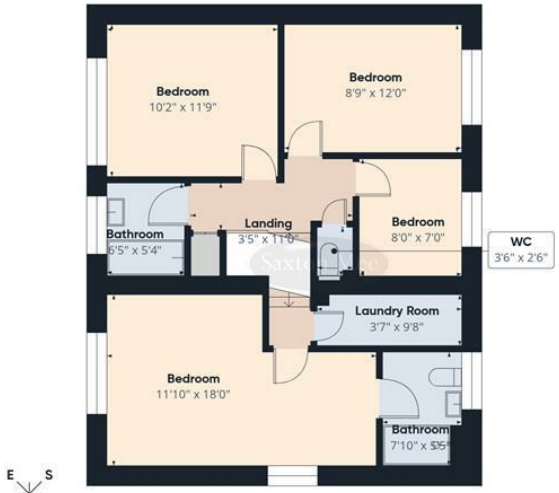
First floor landing with master bedroom and en-suite shower room, two further double bedrooms and good size fourth bedroom. Superb family bathroom and separate WC. There is also a laundry room ideal for housing a washing machine and tumble dryer.

Drive, undercroft garage and good size gardens to the side and rear which are mainly lawned and south facing for al-fresco dining. Further off street hardstanding to the side.

- Four good size bedrooms
- Considerably extended offering spacious and versatile accommodation
- Off road parking, driveway and garage
- Three reception rooms, open plan kitchen/dining/family room
- Large sun room to the rear which enjoys a good degree of privacy
- uPVC double glazed and gas centrally heated via the combi boiler
- Motivated sellers
- EPC: C
- Council Tax Band: B
- Tenure: Leasehold

Floor 0

Floor 1



Floor 2

Approximate total area(1)

1771 ft²

(1) Excluding balconies and terraces

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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