



22 Cavendish Rise, Dronfield, Derbyshire, S18 1QZ

Saxton Mee

# 22 Cavendish Rise

## £415,000

This exceptionally well presented two/three bedroomed detached bungalow offers deceptively well proportioned accommodation which is complemented by a beautiful large private rear garden.

Standing on the semi rural fringe of the town in a sought after cul-de-sac, the property is very conveniently placed for a host of local amenities including renowned local schooling and train station.

Equally ideal for a family, couple or the retired, the property has recently undergone a scheme of improvements and offers gas fired central heating via a combination boiler, uPVC double glazing and briefly comprises: good sized well equipped dining kitchen, spacious living room with feature fireplace, inner hall, master bedroom having built in wardrobes, superb bathroom which has been attractively refurbished within the last couple of years, second bedroom and home office/occasional bedroom three (which could at a relatively nominal cost be made totally separate with a stud wall). Breakfasting/dining area which opens through to the sun room/conservatory with both these areas taking full advantage of the attractive aspect over the rear garden.

Block paved driveway provides ample off road parking and access to the integral garage. Beautiful large rear garden which enjoys an excellent degree of privacy along with a favoured south westerly aspect and initially comprises of a patio entertaining area ideal for al-fresco dining with the garden set down primarily to lawn for ease of maintenance and includes an aluminium framed greenhouse.



- Attractively presented and deceptively well proportioned accommodation
- Considerably refurbished during recent years
- Large beautiful rear garden
- Sought after position/road
- Favoured cul-de-sac
- Semi rural fringe of the town
- Appealing views
- Viewing highly recommended
- EPC: D
- Tenure: Freehold. Council tax Band: D



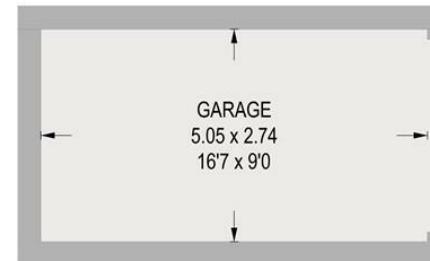


## 22 CAVENDISH RISE

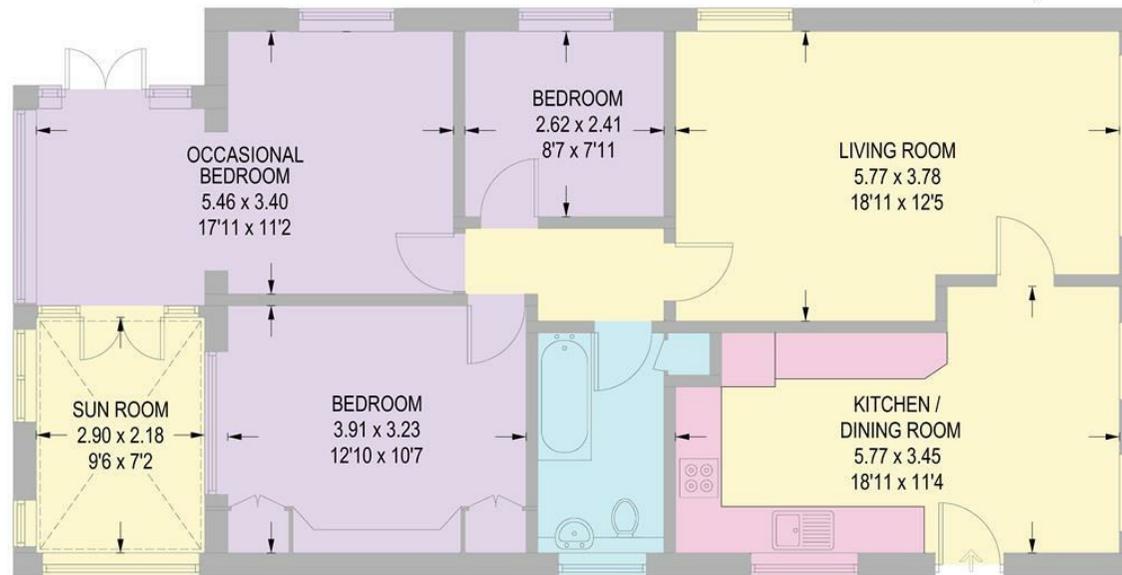
APPROXIMATE GROSS INTERNAL AREA = 93.3 SQ M / 1004 SQ FT

GARAGE = 13.9 SQ M / 150 SQ FT

TOTAL = 107.2 SQ M / 1153 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**GROUND FLOOR**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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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