

20 Salisbury Avenue, Dronfield, S18 1WD

Saxton Mee

20 Salisbury Avenue

Price Guide

£450,000

Guide Price £450,000 - £475,000

This truly outstanding four bedroomed and two bathroomed semi detached house is superbly located tucked away at the head of this sought after cul-de-sac occupying a favoured corner position with the benefit of a private south facing good size rear garden.

This ideal family home stands within easy reach of renowned local schooling and a good range of amenities including Civic/sports centre and train station. Offered for sale with vacant possession and no upward chain this stunning property offers gas fired central heating, uPVC double glazing and has solar panels which considerably reduce the electric costs.

Reception hall with composite front door, good size snug/playroom, most impressive 'L' shaped open plan superbly equipped bespoke designed and fitted dining kitchen/family room with bi-folding doors to the composite decked broad entertaining terrace. There are an extensive range of kitchen unit fitted in 2021 along with excellent integrated appliances. Utility room and downstairs WC. First floor landing with access to the roof space which is boarded for storage. Master bedroom with en-suite dressing room and superb en-suite shower room fitted in 2024 by Joseph Bathrooms, luxurious family bathroom again fitted in 2024 by Joseph Bathrooms, two further double bedrooms (one with built in wardrobes) , bedroom four ideal as a nursery or study.

Outside: block paved driveway leads in providing ample off road parking for several cars along with an EV charging point. Good size private rear garden in ideal for children or pets and is set out for ease of maintenance with a large artificial grass area and spacious composite decked entertaining terrace with sunken hot-tub which is included in the sale.



- Stunning four bedroomed semi detached family home
- Stylishly appointed throughout
- Truly impressive open plan 'L' shaped dining kitchen/family room
- Two superb bathrooms (one en-suite to the master bedroom)
- Private south facing rear garden with artificial grass and broad composite decked entertaining terrace
- Gas central heating, uPVC double glazing and solar panels which are currently earning £2,500 - £3,000 per annum
- Sought after cul-de-sac
- Corner plot
- EPC: B
- Council Tax Band: B Tenure: Leasehold





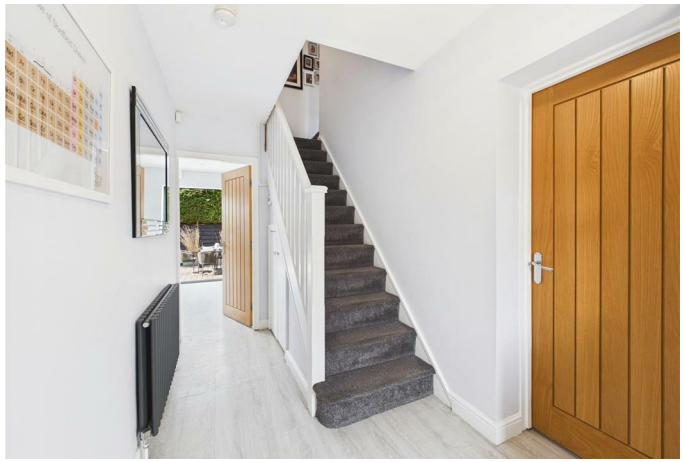














Floor 0





Floor 1

Approximate total area(1)

1404 ft²

Balconies and terraces

502 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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