

3 Salisbury Avenue, Dronfield, S18 1WD

Saxton Mee

3 Salisbury Avenue

£395,000

Enviably located close to Dronfield Hilltop; this beautifully proportioned four bedroomed and two bathroomed semi detached house benefits from being considerably extended to the side and is complemented by a large private relatively level mainly lawned rear garden.

Standing within easy reach of of a wide range of local amenities including renowned schooling, sports centre, nearby supermarkets, golf course and train station, the property is close to the rural fringe of the town with many country walks nearby.

Offering a gas fired central heating system via a combination boiler and upVC double glazing, the winter heating bills are reduced considerably by the superb double sided log burner with the spacious accommodation briefly comprising of a porch, hall, bay windowed living room, large open plan living/dining kitchen/family room which has a good range of units along with patio doors to the rear garden and log burner which is back to back with the living room. First floor landing off which opens three double bedrooms, bathroom and separate shower room. Fourth bedroom ideal as a young child, office or study.

Outside: block paved driveway with ample forecourt parking for several cars along with access to the attached good sized integral garage which has a personnel door to the kitchen. Gated path by the side of the house to the superb private rear garden which is well established with a variety with shrubs and trees together with broad patio immediately against the rear elevation and further patio at the far end taking advantage of the afternoon sun. The garden itself is walled to two side, fenced to the third side and includes a most useful timber garden store.

- Beautifully proportioned family home
- Considerably extended with four bedrooms and two bathrooms
- Superb private level lawned rear garden with patio
- Ample off road parking and excellent integral garage
- Sought after locality close to Dronfield and Hilltop
- Good range of amenities including schooling and train station
- uPVC double glazing and gas central heating with combination boiler which is supplemented especially during the winter by a double sided log burner to two daytime living areas
- Perfect family home
- EPC
- Council Tax Band: Leasehold





















Floor 0



Floor 1

Approximate total area(1)

1312 ft²

Reduced headroom

4 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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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

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