



3 Burnaston Close, Dronfield Woodhouse, Dronfield, S18 8QU

Saxton Mee

3 Burnaston Close

Dronfield Woodhouse

£440,000

Benefitting from a double story rear extension, this superb four double bed roomed and two bathroomed detached house is perfect for a family being favourably located on a small cul-de-sac within this highly sought after residential area having renowned schooling, superb nearby park, shops and doctors/pharmacist.

The spacious and well presented house was also re-roofed about 15 years ago and has the added advantage of solar panels which are owned and installed approx. 12 years ago and have given up to £800 per annum contribution against energy bills. Spacious reception hall with downstairs WC, generous lounge, impressive 'L' shaped dining kitchen/family room with a good range of integrated appliances. Landing, outstanding master bedroom with ensuite shower room and dressing room, three further double bedrooms, large family bathroom with bath and separate walk in shower.

Drive, garage store, attractive rear garden with lawn and stone flagged patio.



- Outstanding four double bed roomed family home
- Great location - nearby shops, schools and park
- Upvc double glazing and brand new gas combination boiler with Hive control
- Double story rear extension
- Re-roofed around 2009
- Owned solar panels
- Upgraded wiring
- Ample parking and garage store
- EPC: D
- Council Tax Band : E / Freehold



3 BURNASTON CLOSE

APPROXIMATE GROSS INTERNAL AREA = 158.3 SQ M / 1704 SQ FT
(INCLUDING GARAGE)



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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