



WHITEHORSES

Buy. Sell. Let. Relax!

0114 268 8533
info@whitehorses.com
www.whitehorses.com

41 The Avenue, Dronfield

Dronfield

Guide Price **£250,000**

41 The Avenue

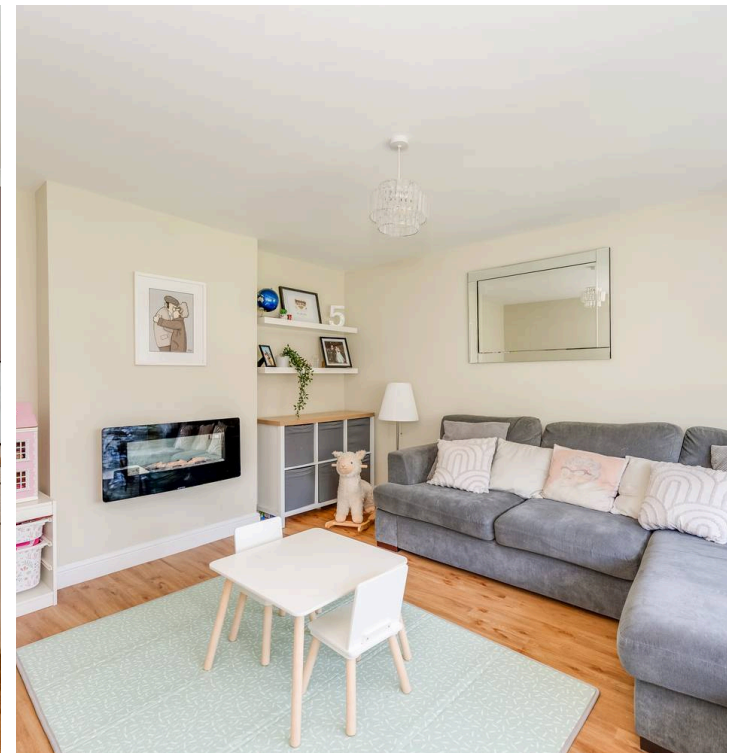
Dronfield

This well-presented three-bedroom semi-detached family home offers an ideal setting for growing families. The property features a spacious open-plan kitchen and dining room, perfect for both daily living and entertaining guests. A practical utility room is situated to the side, providing additional convenience. Each of the three bedrooms is well-proportioned, offering comfortable accommodation for family members or guests. The property is located within the catchment area for reputable local schools, making it a great choice for families with children. There is ample off-road parking, and the home benefits from fantastic transport links, with easy access to Dronfield village and the train station. For those seeking potential to expand, there is scope for extension, subject to the necessary planning permissions. The outside space is equally impressive, with private gardens to the rear. These gardens provide a safe and secure environment, perfect for children to play and pets to explore. The outdoor areas offer plenty of space for outdoor dining, relaxation, or gardening. The property's generous plot ensures privacy and a pleasant outlook, making this a wonderful opportunity for families seeking a home with both indoor and outdoor appeal.

Council Tax band: A

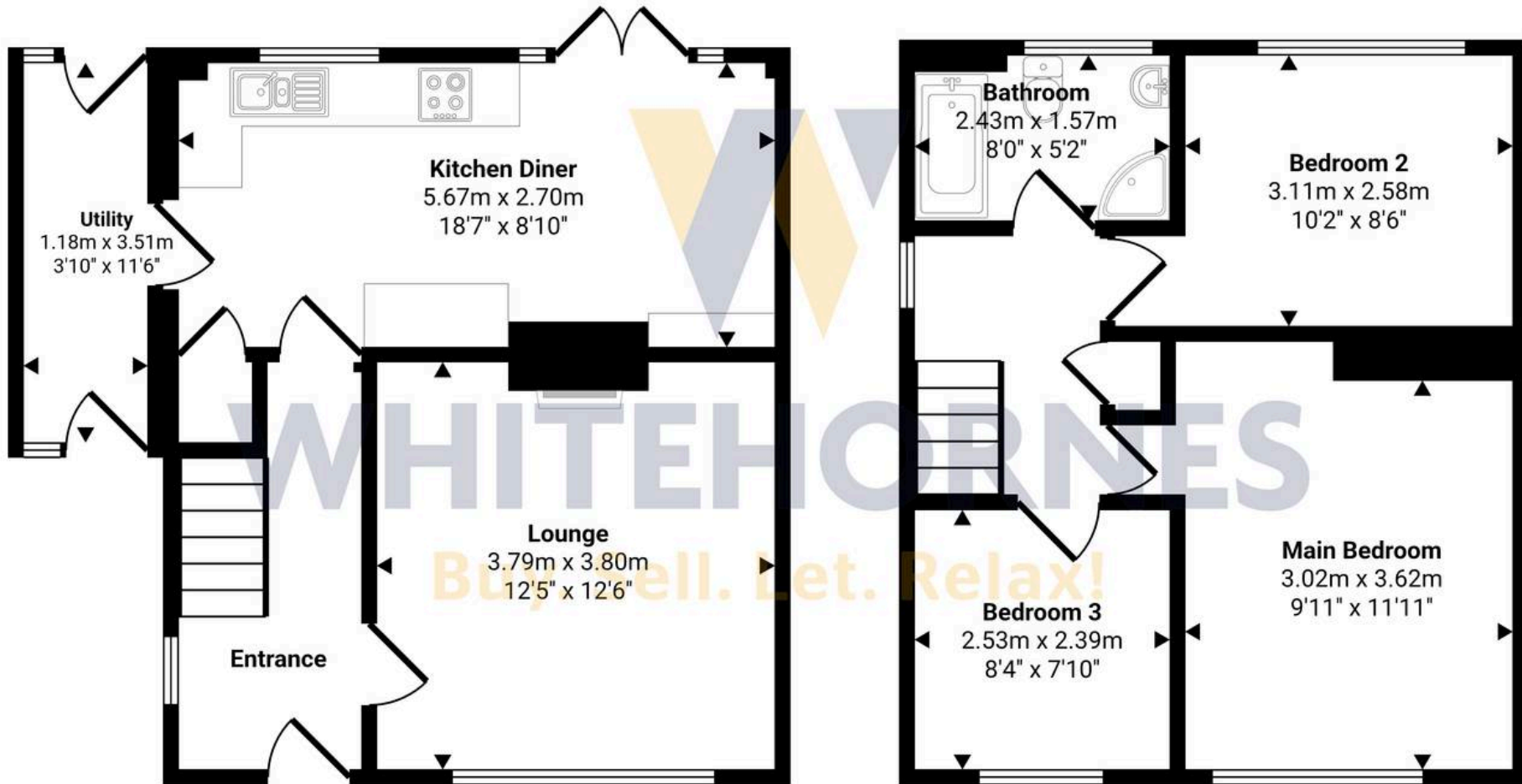
Tenure: Freehold

- THREE BEDROOMED SEMI-DETACHED FAMILY HOME
- PERFECT FOR GROWING FAMILIES
- OFF ROAD PARKING FOR NUMEROUS VEHICLES
- PRIVATE GARDENS PERFECT FOR CHILDREN AND PETS
- UTILITY ROOM TO THE SIDE
- OPEN PLAN KITCHEN/DINING ROOM PERFECT FOR





Approx Gross Internal Area
81 sq m / 875 sq ft



Ground Floor
Approx 43 sq m / 461 sq ft

First Floor
Approx 38 sq m / 414 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.