

11 Derwent Road, Dronfield, S18 2FN

Saxton Mee

11 Derwent Road

Price Guide

£425,000

Guide price £425,000 - £435,000

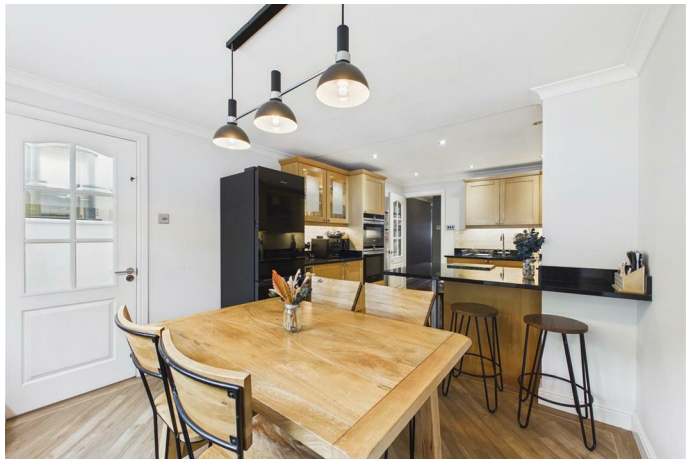
This immaculately presented and nicely proportioned four bedroomed detached house offers considerably extended and well maintained split level accommodation being equally ideal for a family or couple and most conveniently located within easy reach of the centre of Dronfield with its comprehensive range of amenities including renowned schooling, train station, supermarkets and sports centre.

The property offers gas central heating and double glazing and has undergone a scheme of considerable enhancements notably with the addition of solar panels in 2023, new roof tiles in Feb 2024, re-tarmac drive in 2021, new boiler 2018 and briefly comprises: entrance hall with recently re-fitted downstairs shower room/WC, personnel door to the garage, superb kitchen/dining room with a range of good quality Shaker style kitchen units and integrated appliances. First floor half landing with side entrance door, office/bedroom 4, nicely proportioned living room with feature log burning stove and double doors to the sunroom which in turn leads out into the garden. There are steps down from the sunroom into the kitchen. First floor landing with two large useful store cupboards, master bedroom to the front with built in mirrored door wardrobes to one wall, bedroom two overlooks the garden at the rear and is a good size, bedroom three having Velux style window and fitted wardrobes with mirrored doors. Excellent family bathroom with shower over the bath and complementary tiling.

Outside: broad driveway provides ample off road parking and access to the single garage with utility area. Side path with new gate leads into the rear garden which is lawned and has a new composite decked entertaining terrace with built in seating erected in March 2026.



- Superbly presented accommodation throughout
- Ideal for a family or couple
- Gas central heating via a combination boiler, uPVC double glazing (new rear windows in 2022) and solar panels
- Broad re- tarmac drive and garage
- Impressive well equipped open plan dining kitchen
- Split level living
- Close to local amenities including renowned schooling, shops and train station
- EPC: C
- Council Tax Band C
- Tenure: Freehold



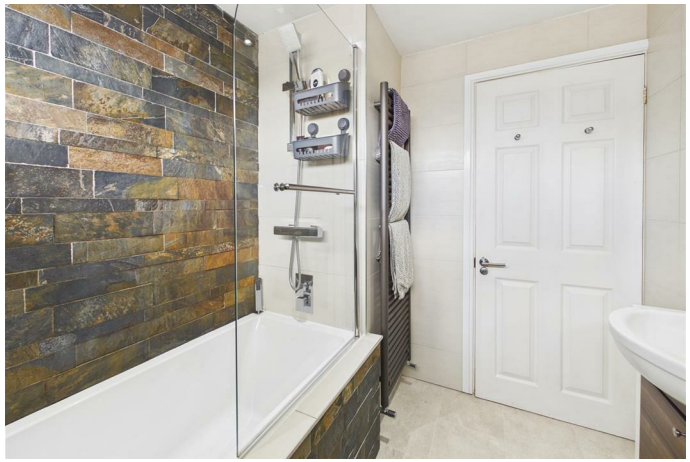




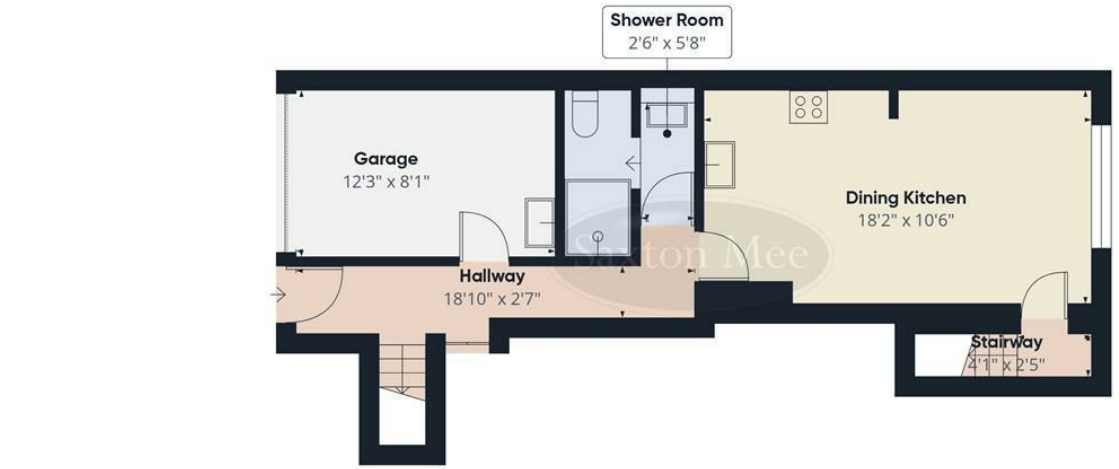




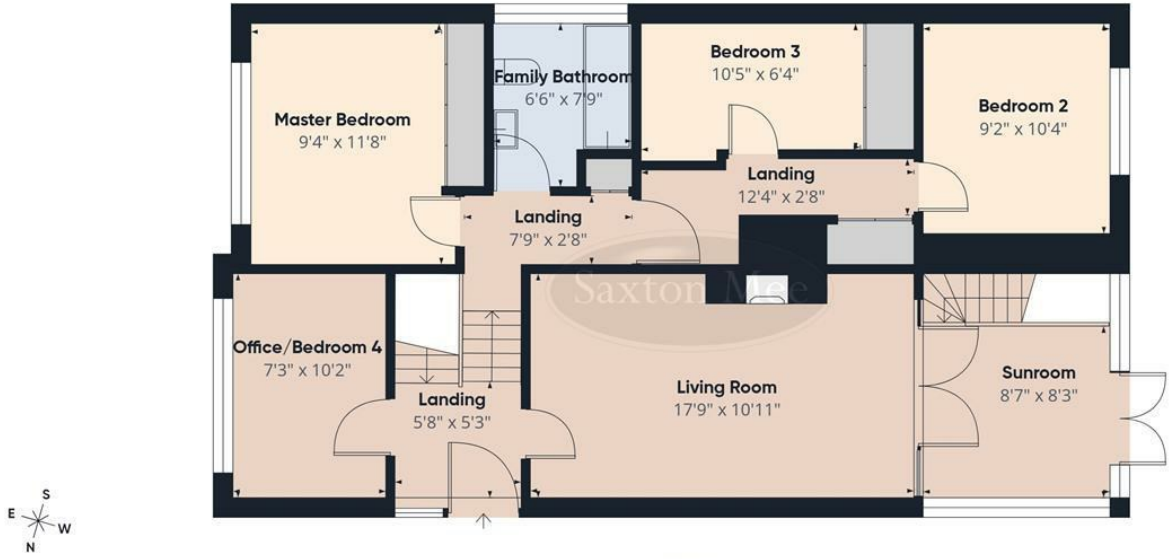








Floor -1



Floor 0

Approximate total area(1)

1236 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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