







36 Hallows Rise

Dronfield • Derbyshire • S18 1YB

Guide Price £290,000 - £300,000

A stunning modern 3 bedroom semi detached family home offering fabulous potential to extend, subject to necessary consents. Beautifully presented light and airy accommodation stylishly presented, complemented by modern kitchen and bathroom, extensive rear garden and driveway. A superb family home with viewing highly recommended. Planning permission in place with architectural drawings. The ground floor features a cheerful bay fronted lounge styled with a laminate floor, storage within the alcoves and air conditioning unit. Overlooking the rear garden is a superb family dining kitchen fitted with a generous array of shaker style units, topped with sleek quartz worktops, integrated dishwasher, washing machine and Range cooker with gas hob. A versatile dining area with French doors creating a direct link to the garden. The first floor comprises a bright and airy bay fronted main bedroom, generously proportioned complete with air conditioning unit. To the rear a further double bedroom is fitted with full length sliding door wardrobes and a smaller third bedroom, ideal for a child or home office. The family bathroom is fully tiled equipped with modern white suite, overhead rainfall shower and floating vanity unit. The first-floor landing provides access to the loft space, offering potential to develop subject to necessary contents. Externally a hardstanding driveway creates off street parking for 2 vehicles complete with EV charging. Through secure gates is a patio seating area adjoining a raised, level lawn bordered by established hedging providing a secure, private outdoor space. Hallows Rise is a sought-after road in Dronfield, well-placed for local shops and amenities, reputable schools, recreational facilities, public transport, access to the motorway and the countryside.

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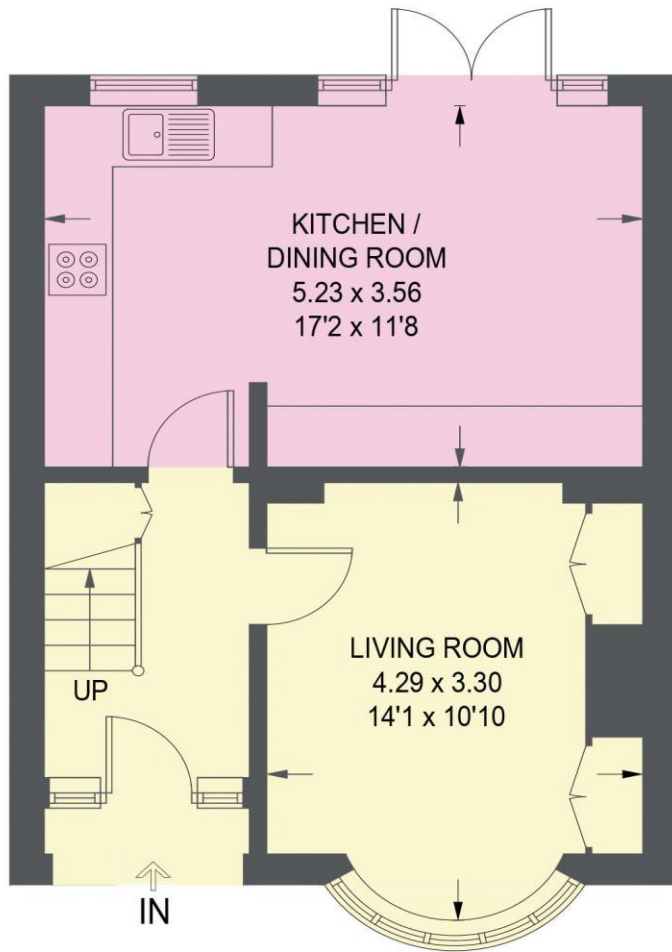


- Superb Semi Detached Family Home
- 3 Bedrooms & Modern Bathroom
- Fabulous Open Plan Dining Kitchen
- Offering Potential to Extend Subject to Consents
- Cheerful Bay Fronted Lounge
- Popular Location with Excellent Local Amenities
- Air Conditioning Unit & Gas Central Heating
- Extensive Rear Garden & Driveway
- Freehold
- Council Tax Band B, EPC Rating C

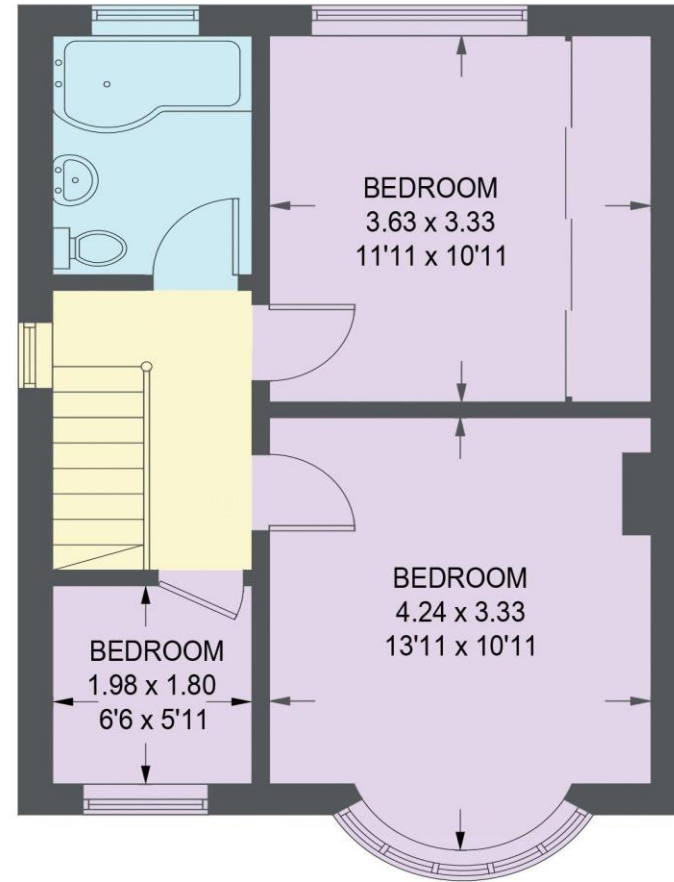


36 HALLOWES RISE

APPROXIMATE GROSS INTERNAL AREA = 77.9 SQ M / 838 SQ FT



GROUND FLOOR
38.4 SQ M / 413 SQ FT



FIRST FLOOR
39.5 SQ M / 425 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



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