











## 35 Barnes Avenue

Dronfield Woodhouse • Dronfield • S18 8YF

Guide Price £325,000 to £335,000

Offered with no onward chain, this fully renovated three-bedroom semi-detached home in the desirable Dronfield Woodhouse area presents an excellent opportunity for a range of buyers, from families to first-time purchasers. Set within a popular residential location, the property benefits from a well-connected position with easy access to Sheffield, Chesterfield, and the Peak District, along with a host of local shops, restaurants, and pubs. Upon entering the property, you're welcomed into a light and airy entrance hallway. To the right, a spacious bay-fronted living room with fitted. To the rear, the generous open-plan kitchen diner is ideal for modern lifestyles—complete with integrated appliances, ample storage, and a breakfast bar. Patio doors lead directly to the rear garden, while a convenient understairs storage cupboard rounds off the ground floor. Upstairs, the layout includes three well-proportioned bedrooms. The main bedroom overlooks the front and features fitted wardrobes and blinds, while the second double bedroom enjoys open farmland views to the rear. The third bedroom is ideal as a home office, nursery, or single room. A contemporary four-piece bathroom serves the floor, including a separate shower, bath, toilet, and sink. Outside, the generous rear garden is a real highlight—boasting uninterrupted open field views and two seating areas, perfect for any time of day. Additional benefits include a built-in external storage cupboard and a large, garage, ideal for storage and off-road parking. Located within the catchment area for William Levick Primary School and Henry Fanshawe Secondary School, this beautifully finished home combines peaceful surroundings with excellent connectivity.









- Semi-Detached
- Three Bedroom
- Fully Renovated
- Garage
- Large Garden Over Looking Fields
- Modern Kitchen-Diner
- Four-Piece Bathroom
- Dronfield Henry Fanshawe School Catchment
- Close To Amenities
- EPC Rating: C / Council Tax Band: B

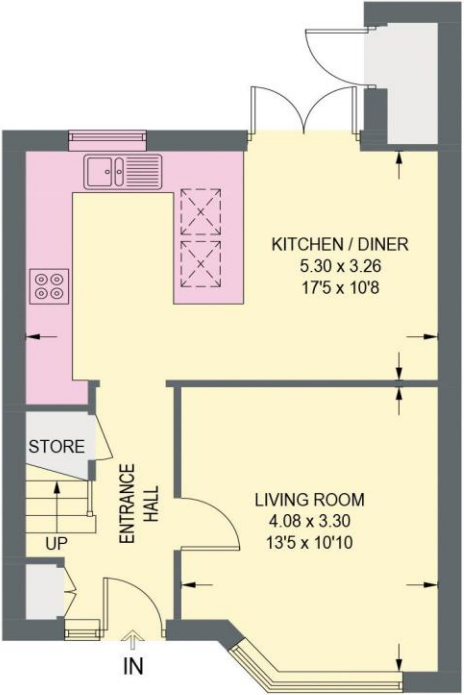
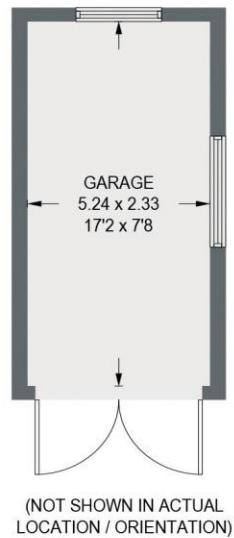




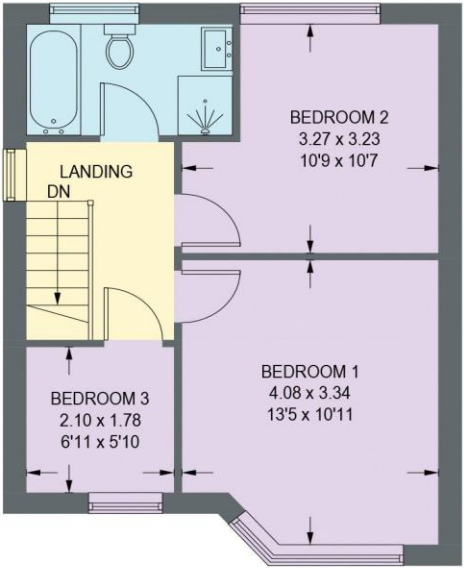


# 35 BARNES AVENUE

APPROXIMATE GROSS INTERNAL AREA = 87.1 SQ M / 938 SQ FT



**GROUND FLOOR**  
50.6 SQ M / 544.5 SQ FT



**FIRST FLOOR**  
36.6 SQ M / 393.5 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1213944)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

