







41 Hartington Road

Dronfield • Derbyshire • S18 2LF

Guide Price £250,000 to £260,000

Originally built in 1877 and thoughtfully renovated to a high standard throughout, this charming three-bedroom stone-fronted mid-terrace blends period character with modern comfort. Perfectly suited for couples, professionals, and starter families, the property is ideally located close to shops, cafés, restaurants, and everyday amenities. Offering both front and rear access, the home opens at the rear into a stylish kitchen and breakfast room—designed for both practicality and entertaining. Featuring shaker-style cabinetry, granite worktops, fitted appliances, and a generous breakfast bar, this space is the heart of the home. A discreet hatch provides access to the cellar, offering excellent storage potential. Flowing through from the kitchen is a welcoming lounge, positioned at the front of the property and complete with a log-burning stove—adding warmth and charm to this cosy living space. Upstairs, the first floor hosts two bedrooms and a modern family bathroom. Bedroom two is a spacious double with dual front-facing windows, while bedroom three is a versatile single—ideal as a nursery, home office, or guest room. The bathroom is fully tiled and finished with a contemporary three-piece suite including a shower over bath, WC, wash basin, and heated towel rail. The principal bedroom occupies the attic level, offering a peaceful retreat with fitted wardrobes and an en-suite toilet area. Externally, the rear garden is fully Indian stoned for low-maintenance enjoyment, providing a perfect space for outdoor dining or relaxing in the sun with elevated views across Dronfield. This is a home that combines heritage charm, modern finishes, and a superb location—ready to welcome its next owners with comfort and style.



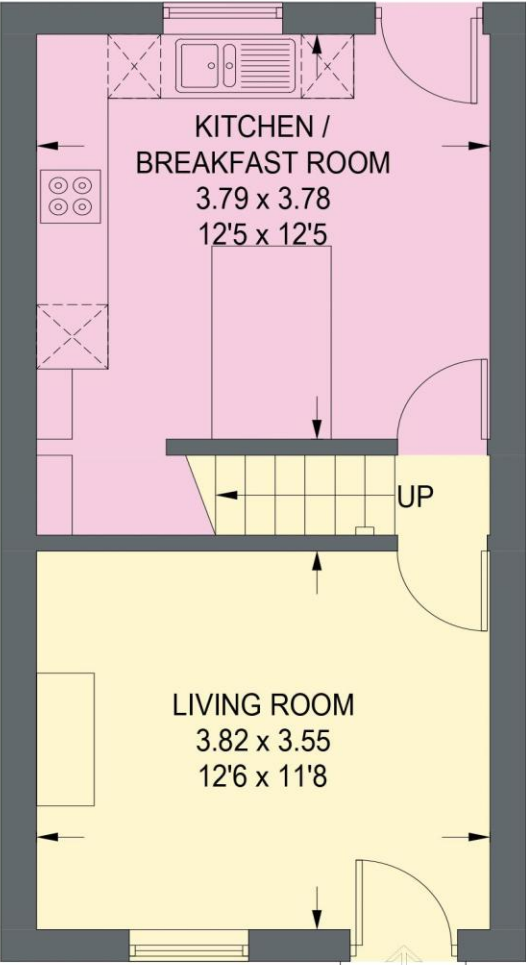


- Stone Built Three Bedroom Mid-Terrace
- Completely Renovated
- Modern Kitchen-Diner
- Granite Worktops & Shaker Style Cupboards
- Principal Bedroom w/ En-Suite Toilet & Fitted Wardrobes
- Living Room w/ Log Burner
- Close To Shops, Cafe's & Amenities
- Low Maintenance Patio Area & Views
- Two Large Double Bedrooms
- EPC Rating: TBC / Council Tax Band A

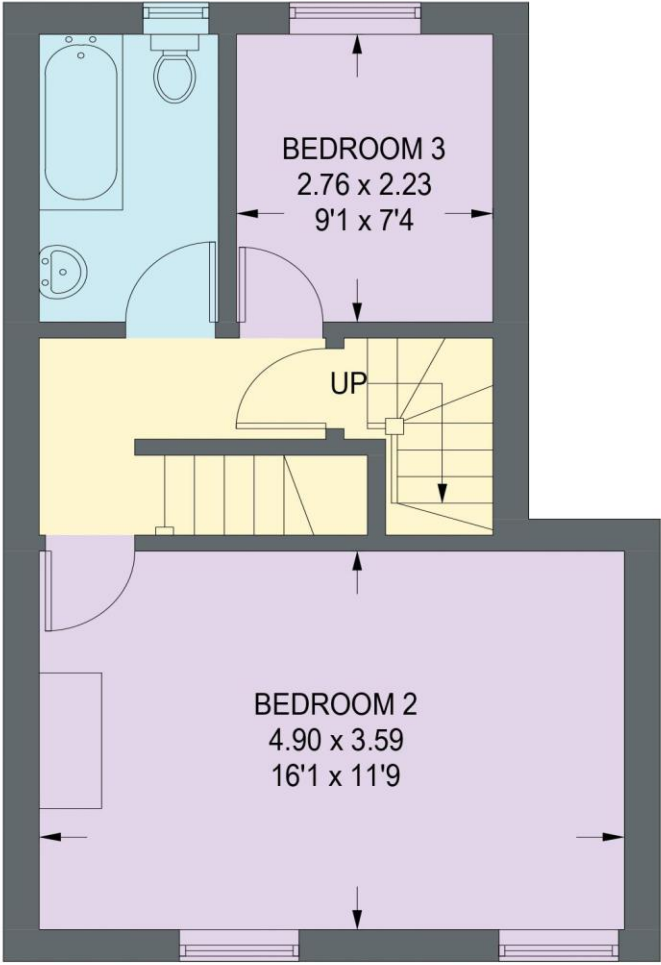


41 HARTINGTON ROAD

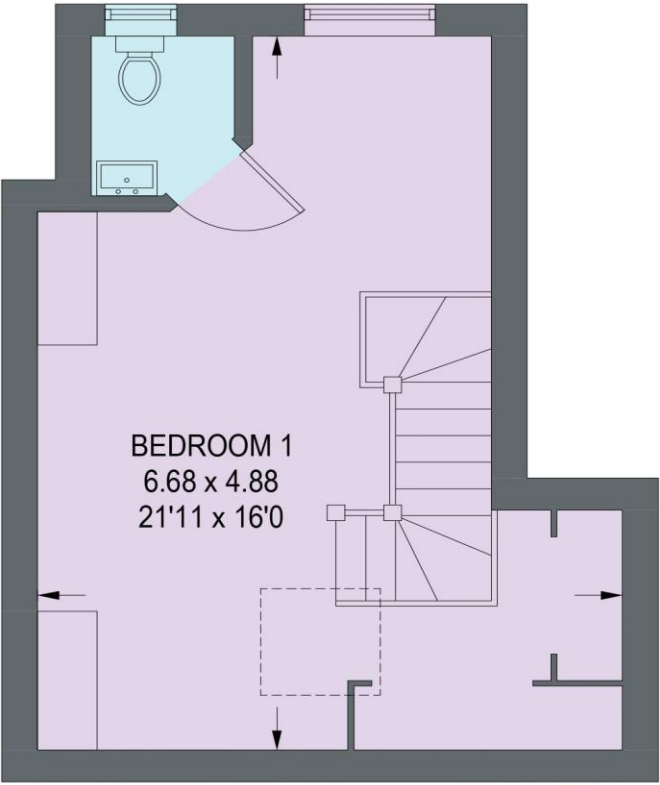
APPROXIMATE GROSS INTERNAL AREA = 95.0 SQ M / 1022.5 SQ FT



GROUND FLOOR
31.8 SQ M / 342.5 SQ FT



FIRST FLOOR
35.9 SQ M / 386.9 SQ FT



SECOND FLOOR
27.2 SQ M / 293.1 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1235938)

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.



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