







25 Hallows Drive

Dronfield • Derbyshire • S18 1YH

Guide Price £290,000 to £300,000

Located in a sought-after area of Dronfield, this beautifully modernised three-bedroom semi-detached home is perfect for couples, professionals, and starter families. Within catchment for Dronfield Henry Fanshawe School and just a short walk or drive to the train station, it offers excellent connectivity to both Chesterfield and Sheffield—each just 20 minutes away. A welcoming entrance hallway leads straight ahead to a well-presented downstairs WC. To the left, the open-plan living space begins with a bright lounge featuring a large front-facing window, flowing seamlessly into the dining area with patio doors that open onto the rear garden. The kitchen is fitted with integrated appliances and sleek storage cupboards, with a side door offering additional access. A handy storage cupboard completes the ground floor. Upstairs, the principal bedroom is a spacious double facing the front of the property. Bedroom two is also a generous double, enjoying elevated views over Dronfield and the rear garden. Bedroom three is a versatile single room—ideal as a nursery, home office, or walk-in wardrobe. A modern three-piece bathroom serves the floor, featuring a shower over bath, WC, and wash basin. Externally, the rear garden is tiered and thoughtfully arranged. A raised decked seating area sits above a lawned section, with steps leading down to a parking area and a shed. To the front, the property benefits from a neat garden that adds kerb appeal.





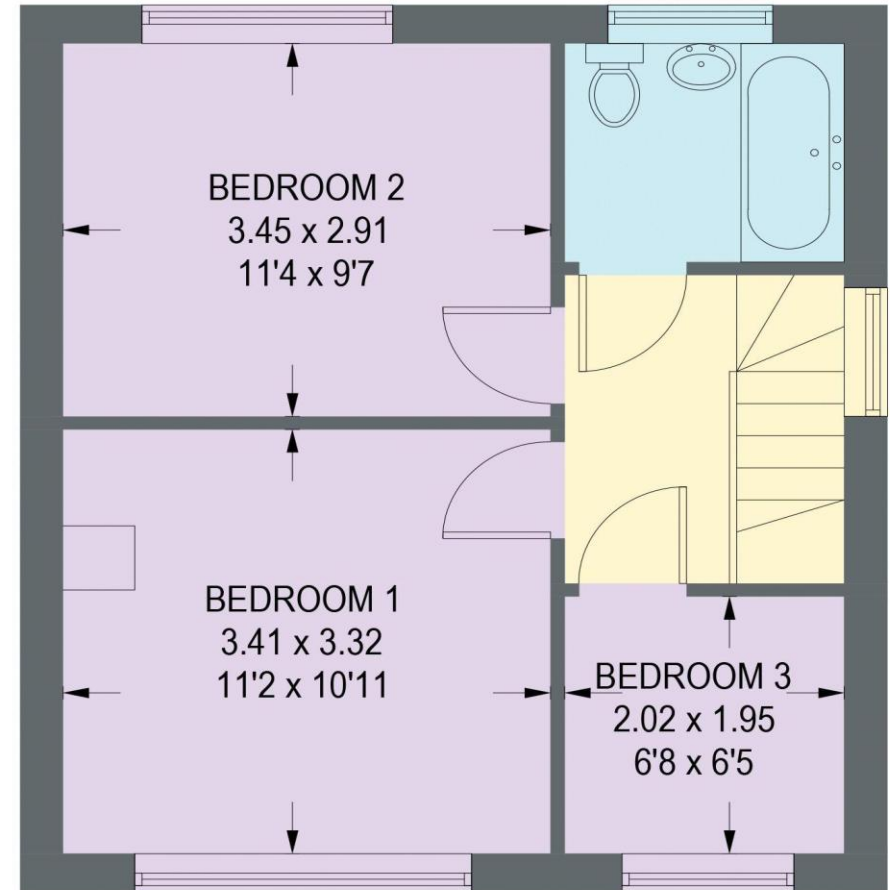
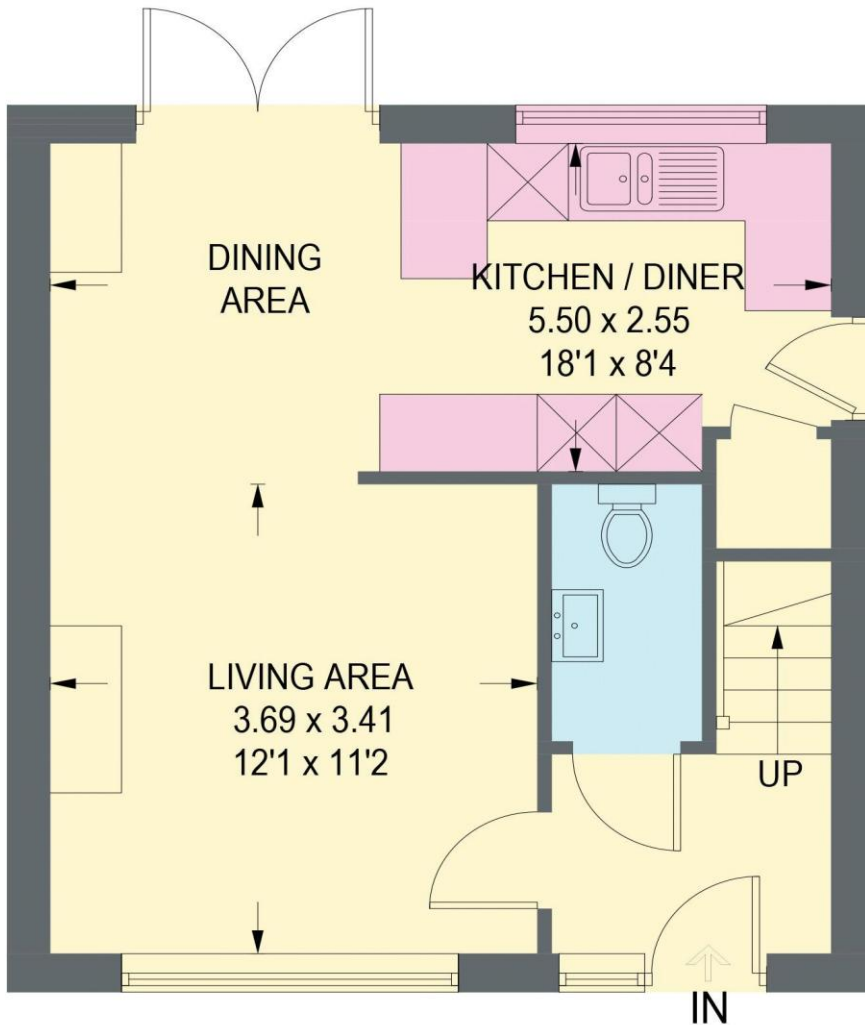
- Three Bedroom Semi-Detached
- Open-Plan Layout Downstairs
- Ground Floor WC
- Modern Three Piece Bathroom
- Kitchen w/ Integrated Appliances
- Large Rear Garden w/ Off Road Parking
- Two Double Bedrooms & One Single
- Modernised Throughout
- Popular Location Close & Close To Amenities
- EPC Rating: C / Council Tax Band B





25 HALLOWES DRIVE

APPROXIMATE GROSS INTERNAL AREA = 69.6 SQ M / 749.2 SQ FT



GROUND FLOOR = 34.8 SQ M / 374.9 SQ FT **FIRST FLOOR = 34.8 SQ M / 374.9 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1244155)

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.

