









## 21 Hallowes Rise

Dronfield • Derbyshire • S18 1YA

£325,000

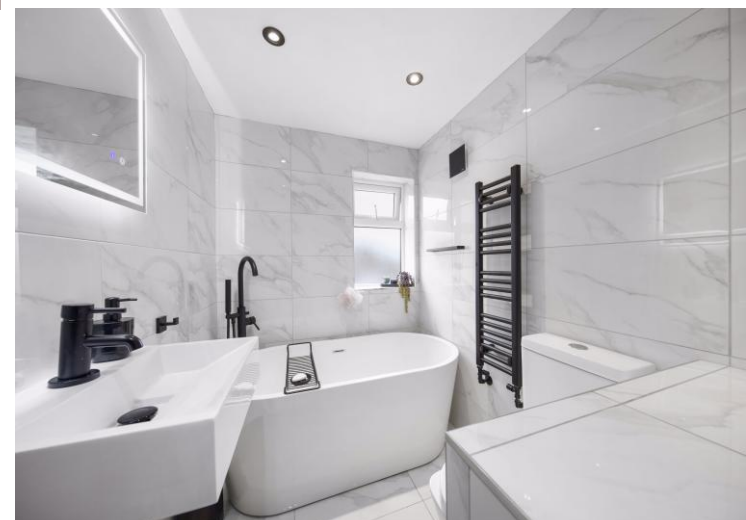
A beautifully renovated three-bedroom semi-detached home, located in the sought-after town of Dronfield. Stylishly finished throughout and offered with no onward chain, this property is ideal for couples, starter families, and those seeking a forever home with generous living space and excellent connectivity. Step inside via the entrance hallway, where to the right you'll find a stunning open-plan kitchen and sitting area. This sociable space features herringbone flooring throughout, a breakfast bar with seating for four, and integrated appliances—all designed for modern living and entertaining. Beyond this, the living room flows seamlessly into the dining area, which enjoys views over the rear garden. A ground floor WC adds convenience. Upstairs, the property offers three double bedrooms. The principal bedroom overlooks the garden and includes a stylish en-suite shower room. Bedroom two is front-facing, while bedroom three enjoys side views and could also serve as a home office or guest room. The fully modernised family bathroom features sleek tiling, a freestanding bath, towel radiator, sink, and toilet. Outside, the front of the property provides off-road parking for multiple vehicles, with gated access to the side and rear. The rear garden is thoughtfully landscaped, with a large decked area stepping down to a lawn and an Indian stone patio at the far end—ideal for summer evenings and outdoor entertaining. A detached outhouse currently serves as a bar but offers flexible potential as a workshop, office, or garden room. Located within catchment for Dronfield Henry Fanshawe School and just a 20–25 minute drive to Sheffield City Centre and 15–20 minutes to Chesterfield, the property offers the perfect balance of community, convenience, and countryside.

Please note: the property does require re-rendering.









- Three Bedroom Semi-Detached House
- Fully Renovated Internally
- Large Garden w/ Detached Outhouse
- Modern Kitchen w/ Integrated Appliances
- Three Reception Rooms
- Ground Floor WC
- Principal Bedroom w/ En-Suite
- Modern Three Piece Bathroom
- Popular Location Close To Amenities
- EPC Rating: B / Council Tax Band C

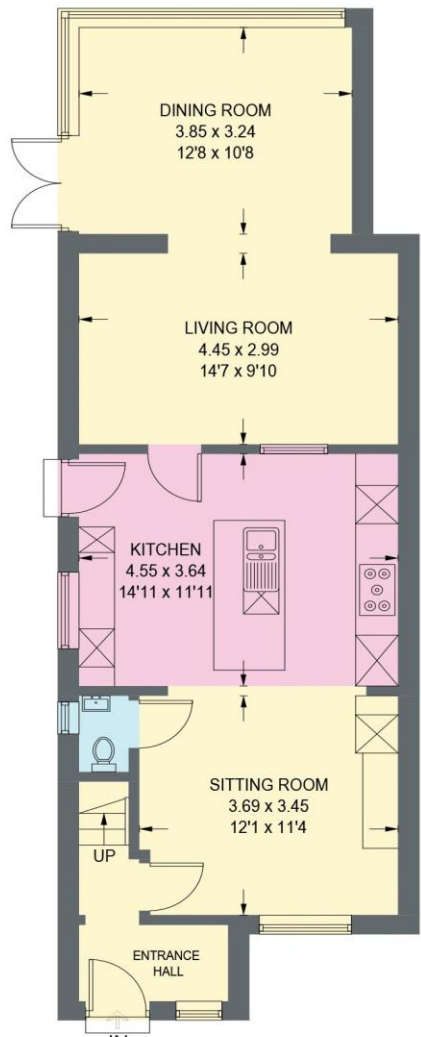






# 21 HALLOWES RISE

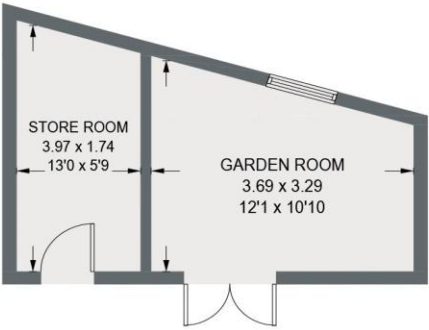
APPROXIMATE GROSS INTERNAL AREA = 125.6 SQ M / 1352.1 SQ FT



**GROUND FLOOR**  
**79.5 SQ M / 855.4 SQ FT**



**FIRST FLOOR**  
**46.1 SQ M / 496.6 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1247711)

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.





**haus**

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