







58 Fair View Road

Dronfield • Derbyshire • S18 2HG

Guide Price £295,000 - £315,000

Significantly improved by the current owners, this beautifully upgraded three-bedroom semi-detached home offers a spacious and flexible family living environment. Situated on the popular Fair View Road in Dronfield, the property benefits from off-street parking for multiple vehicles, a secure and generously sized enclosed rear garden, and far-reaching woodland views extending towards the moors. Renovations include wet underfloor heating to the ground floor, new windows installed in 2024, a full rewire, replastering, and CCTV. There is also excellent potential to extend to the side and rear, subject to planning. This property combines modern comfort, thoughtful improvements, and excellent potential in a highly sought-after location, making it an ideal family home. The ground floor features a tiled entrance hall leading into an open-plan living space, ideal for modern family life. A cosy front lounge with fitted carpet flows into a spacious dining area and a bright conservatory at the rear, overlooking the garden with direct access. The classic-style kitchen is fitted with solid wooden worktops, a double Belfast sink, dishwasher, fridge freezer, and integrated oven with gas hob, while a side door provides access to the garage with utility space and plumbing. On the first floor, the front-facing double bedroom includes full-length mirrored sliding wardrobes, while the rear double bedroom enjoys far-reaching views over protected woodland and the green belt towards the moors. The third single bedroom is ideal as a child's room or home office. The fully tiled family bathroom features a modern suite with rainfall shower over the bath and a Bluetooth mirror over the hand wash basin, complemented by a separate WC. Loft access reveals a fully insulated and boarded space, offering excellent storage or potential for further development, subject to planning. Externally, the recently laid driveway provides parking for multiple vehicles. The rear garden is fully enclosed and thoughtfully designed, featuring a stone patio, outdoor kitchen, hot tub, rubber-chipped play area, heated greenhouse, vegetable patch, and chicken run, with footings already in place for a garden office or summer house at the far end. The area is renowned for its family-friendly atmosphere, excellent local amenities, reputable schools, and easy access to public transport and commuter routes to Sheffield and Chesterfield.





- Semi Detached Family Home in Dronfield, S18
- 3 Bedrooms & Modern Bathroom
- Open Plan Flexible Living Area
- Stylish Kitchen with Integrated Appliances
- Potential to Extend at Side & Rear
- Far Reaching Woodland & Moors Views
- Generous Enclosed Rear Garden
- Off Street Parking for Multiple Vehicles
- Tenure TBC
- Council Tax Band B, EPC Rating TBC



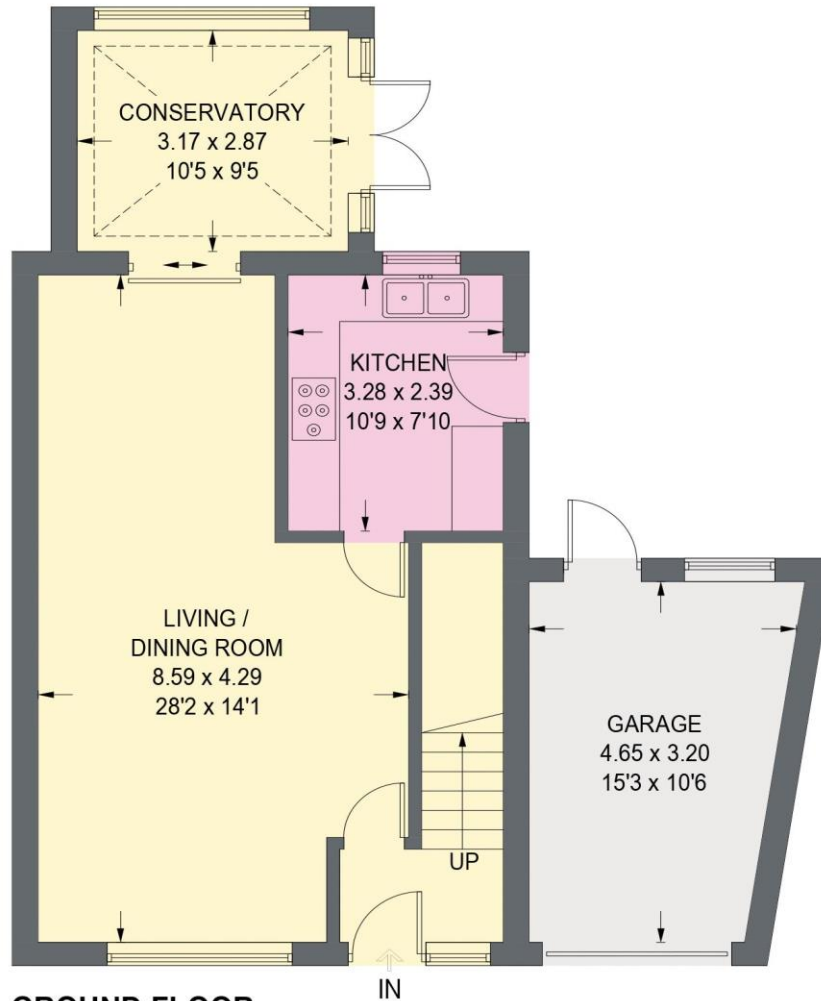


58 FAIRVIEW ROAD

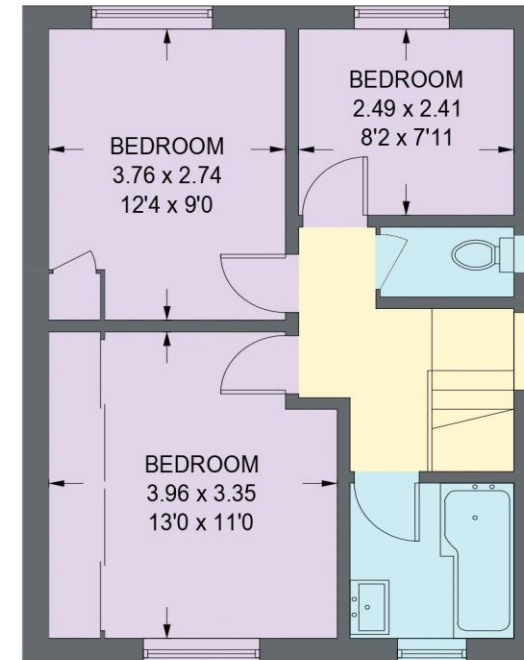
APPROXIMATE GROSS INTERNAL AREA = 99.2 SQ M / 1067 SQ FT

GARAGE = 13.4 SQ M / 144 SQ FT

TOTAL = 112.6 SQ M / 1211 SQ FT



GROUND FLOOR
56.8 SQ M / 611 SQ FT



FIRST FLOOR
42.4 SQ M / 456 SQ FT

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

(IDMRP2025)



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