



37 Hogarth Rise, Dronfield, S18 1QG



37 Hogarth Rise

Offers In The Region Of

£395,000

This surprisingly spacious **THREE BEDROOMED DETACHED BUNGALOW** is particularly well located, standing towards the head of this **QUIET** yet sought after cul-de-sac with a delightful open aspect over paddock and open fields opposite. Within easy reach of lovely walks, renowned schooling and excellent range of local amenities.

Equally **IDEAL FOR A FAMILY** or retired/professional couple, the property offers gas central heating via a newly installed Ideal combination boiler, has been recently re-wired and has uPVC double glazing. The accommodation briefly comprises: Entrance hall, superb newly fitted 'shaker' style kitchen in grey with contrasting white worksurfaces, spacious living room overlooking the front aspect with feature fireplace, two double bedrooms (one with en-suite WC) , single bedroom three, and wet room.

Broad block paved driveway having ample parking with the bungalow being set well back from the road. Attached large garage. Good sized private rear garden mainly down to lawn with patio.



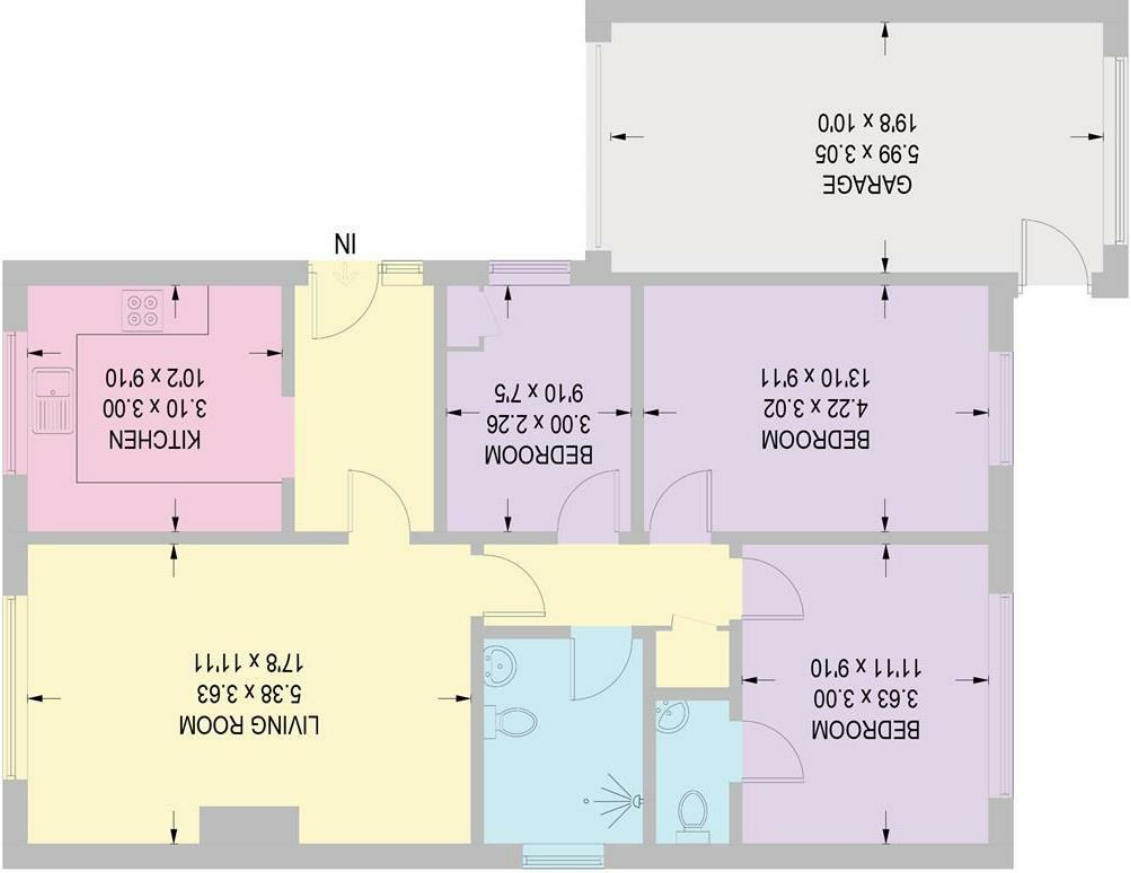
- Spacious **THREE BEDROOMED** detached bungalow
- Recently re-wired
- Newly installed 'Ideal' combination boiler
- Open aspect to the front with views across fields and farmland
- Private enclosed rear garden
- Brand new 'shaker' style fitted kitchen in grey with contrasting white worksurfaces
- Wet room
- No upward chain - vacant possession upon completion
- EPC: D
- Freehold / Council Tax Band D





37 HOGARTH RISE

APPROXIMATE GROSS INTERNAL AREA = 79.7 SQ M / 858 SQ FT
 GARAGE = 18.4 SQ M / 198 SQ FT
 TOTAL = 98.1 SQ M / 1056 SQ FT



GROUND FLOOR

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. A Life Assurance policy may be requested. Written Quotations of credit terms available on request.

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