



30 Hallows Rise, Dronfield, S18 1YB



30 Hallows Rise

Price Guide

£290,000

Guide price £290,000 - £300,000

Only upon internal inspection will the full extent of this surprisingly well proportioned and tastefully presented three bedroomed semi detached house be revealed which benefits from a large ground floor rear extension making it perfect for a family.

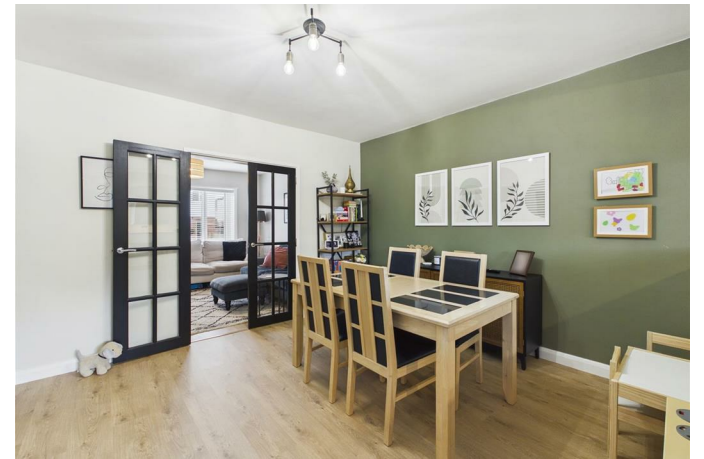
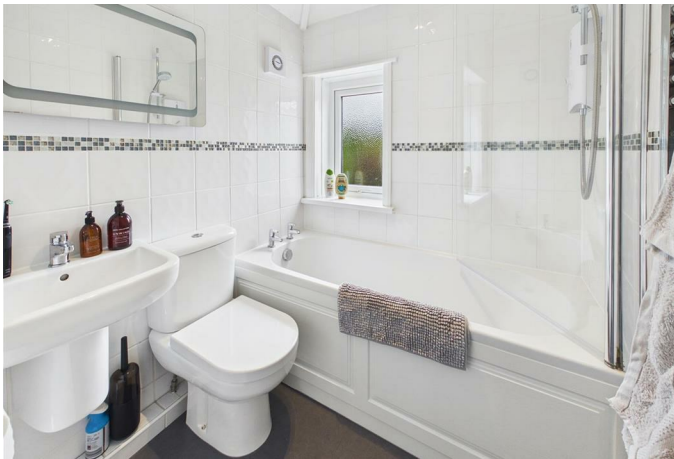
Complemented by a very good sized long level westerly facing rear garden the property stands on this popular and established road which is conveniently located for a wide range of local amenities including renowned schooling, train station, sports centre and parks. Offering gas fired central heating via a Valliant combination boiler and uPVC double glazing with a new composite front door in 2025, the tastefully presented accommodation briefly comprises: entrance lobby, living room, excellent dining room which opens through to the large kitchen which is an extension to the original dwelling, being well equipped with a range of units and built in appliances. Useful store cupboard and downstairs cloakroom/WC. First floor landing, two double bedrooms, single bedroom (presently utilised as a home office), superb modern family bathroom with shower over the bath.

Outside: forecourt parking for two vehicles, large fully enclosed mainly lawned garden with patio area.



- Tastefully presented and considerably extended to the ground floor
- New composite door in 2025
- Valliant combination boiler
- Superb family home
- Long lawned garden with patio
- Three bedrooms
- Open plan dining kitchen
- EPC
- Council Tax Band: B
- Tenure: Leasehold (800 years from 1946)







Floor 0



Floor 1



Approximate total area⁽¹⁾
760 ft²

Reduced headroom
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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