



13 Hallows Drive, Dronfield, S18 1YH

Saxton Mee

# 13 Hallowes Drive

## £400,000

This superb four bedroomed detached house offers nicely presented accommodation ideal for a family, standing close to the revered Hallowes Golf Club and within easy reach of a host of local amenities including renowned schooling and train station. Located on a quiet road and close to several popular walking routes.

With appealing views to the front and the rear, the property has been extended to the side creating a good sized additional bedroom with the accommodation offering gas fired central heating via a Baxi combination boiler, uPVC double glazed windows and with recent colonial style shutters to the front windows.

Reception hall, living room with wall mounted electric contemporary style fire, separate dining room presently used as a snug and uPVC double glazed conservatory which overlooks the rear garden. Excellent fitted kitchen with integrated dishwasher, fridge freezer, induction hob and electric oven. The adjacent utility/boot room with useful worktop area, space and plumbing for washing machine and tumble dryer with composite external doors to the front and rear and downstairs cloakroom/WC.

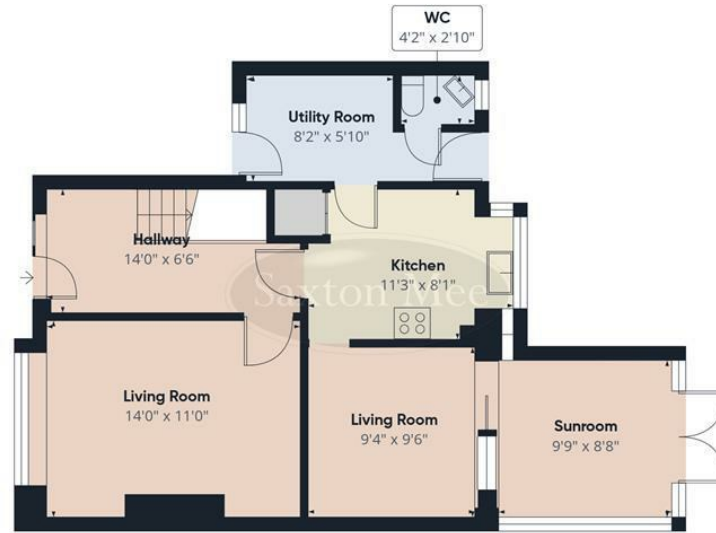
First floor landing off which opens two double bedrooms, the extension bedroom which could accommodate a double bed, third single bedroom ideal as a small child's room / nursery / office / crafting room. Excellent fully tiled four piece shower room.

Block paved driveway, private west facing rear garden set down primarily to lawn with patio and excellent secure store.

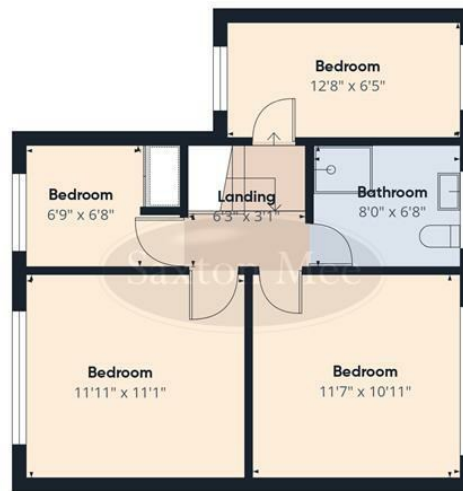


- Outstanding four bedroomed detached house
- Sought after locality
- Well presented accommodation
- Gas fired central heating with Baxi combination boiler
- uPVC double glazed windows with recently fitted colonial style shutters to the front
- Appealing rear aspect with views
- Flexible and versatile accommodation
- Extended to the side now with good sized fourth bedroom
- Block paved driveway
- EPC: C Council Tax Band: C Tenure: Leasehold





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1071 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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