



3 Garth Way, Dronfield

£290,000 Leasehold

No onward chain. Detached 3-bed, 2-bath home with 3 receptions, home office, landscaped gardens, carport, and character features. Bright, spacious, and perfect for family living.

Council Tax band: C | Tenure: Leasehold | EPC: D

Offered with no onward chain, this delightful three-bedroom, two-bathroom detached house combines timeless character with practical family living across three versatile reception rooms. Enter through a charming decorative stone archway and be welcomed by warm textured walls and built-in wooden shelving, immediately setting a tone of elegance and comfort. The spacious living room features a classic stone fireplace and sliding doors opening directly onto a beautifully maintained garden, flooding the space with natural light and offering seamless indoor-outdoor living. The separate dining area benefits from dual aspect windows, while the kitchen boasts rich wooden cabinetry, integrated appliances, ample countertop space, and a large window for bright, inviting meal preparation. Upstairs, three well-appointed bedrooms include built-in wardrobes and large windows for a bright and airy feel, with a functional home office providing an ideal workspace.

Outdoor living is equally impressive, with a lush, landscaped garden offering multiple areas for relaxation, dining, and entertaining. Enjoy privacy with mature hedges, a tranquil courtyard, and secluded seating nooks. The patio and outdoor seating area are perfect for summer gatherings, while a practical garden shed provides extra storage. The property's kerb appeal is enhanced by a well-tended front garden and the convenience of off-road parking with a carport. This unique home is brimming with character and ready to welcome its next owners. Arrange your viewing today to experience its charm first hand.





Lounge

15' 4" x 11' 10" (4.68m x 3.60m)

A spacious and inviting living room featuring neutral décor, fitted carpet, and two central heating radiators. The attractive stone fireplace with electric fire creates a cosy focal point, while sliding patio doors provide direct access to the rear garden. A feature glazed door also leads into the delightful garden room.

Kitchen

9' 0" x 6' 8" (2.75m x 2.03m)

A well-appointed galley style kitchen fitted with a range of wooden wall and base units complemented by ample work surface space. Integrated appliances include a gas hob, microwave, oven and dishwasher, while a stainless steel sink with drainer completes the practical layout. Finished with tiled splashbacks and flooring, the kitchen enjoys a bow window to the front elevation, a further PVC window overlooking the carport, and an internal feature glazed window allowing natural light to flow into the dining room. Bi-fold doors open seamlessly into the dining area.

Dining Room

9' 0" x 8' 2" (2.75m x 2.49m)

Positioned adjacent to the kitchen, the dining room provides an excellent space for family dining and entertaining. A bow window to the front and additional side window allow an abundance of natural light, while a central heating radiator and tasteful décor complete the room.





Principal Bedroom

11' 4" x 8' 4" (3.45m x 2.54m)

A generous dual-aspect double bedroom benefiting from tilt-and-turn windows to both the front and side elevations. Fitted wardrobes, matching bedside cabinets, wall-mounted storage, fitted carpet, central heating radiator, and neutral décor provide a stylish and practical finish.

Bedroom 2

11' 9" x 6' 8" (3.57m x 2.03m)

A spacious double bedroom overlooking the rear garden with two large tilt-and-turn windows. Offering extensive fitted storage including sliding wardrobes, dressing table, and additional cabinetry, together with fitted carpet, central heating radiator, and neutral décor.



Bedroom 3 / Office

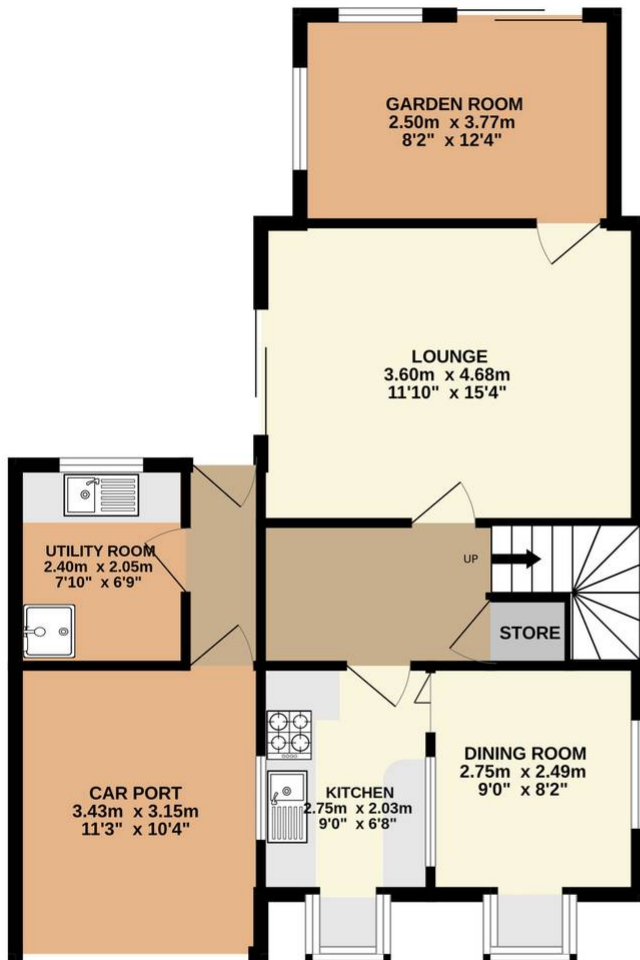
15' 4" x 9' 1" (4.68m x 2.76m)

Currently utilised as a home office, this versatile third bedroom enjoys a large tilt-and-turn window overlooking the rear garden. The room benefits from fitted storage, additional over-stairs cupboard space, fitted carpet, and central heating radiator.

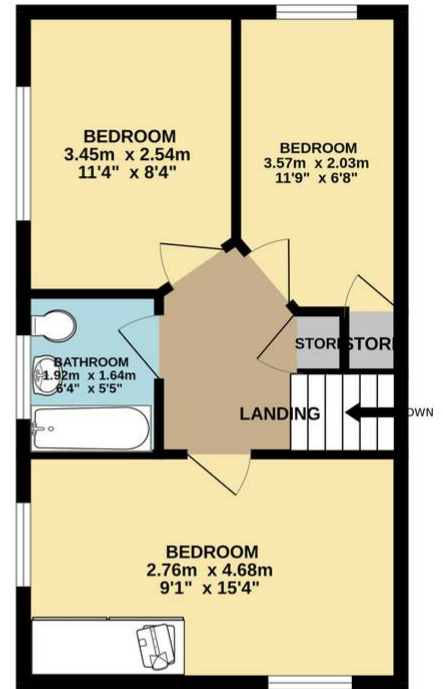




GROUND FLOOR
64.4 sq.m. (693 sq.ft.) approx.



1ST FLOOR
36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA : 100.8 sq.m. (1085 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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