

105 Hollins Spring Avenue, Dronfield, S18 1RP
£369,950

W.T.PARKER
EST. 1909

* CHARMING DETACHED BUNGALOW * APPROX 1374 SQ.FT. * CORNER PLOT * THREE DOUBLE BEDROOMS (MASTER WITH ENSUITE) * LARGE DINING KITCHEN * LOUNGE WITH FEATURE FIREPLACE * LARGE SEPARATE DINING ROOM * SNUG/STUDY * BATHROOM/W.C. * GAS CENTRAL HEATING * DOUBLE GLAZED WINDOWS AND DOORS * GARDENS TO THREE SIDES * TWO DRIVEWAYS AND DOUBLE GARAGE * HIGHLY REGARDED LOCATION

W T Parker are honoured to bring to the market this quality detached bungalow which occupies a lovely corner plot in a highly regarded and convenient location. The accommodation offers a highly flexible and spacious living space which will undoubtedly appeal to a wide range of potential buyers.

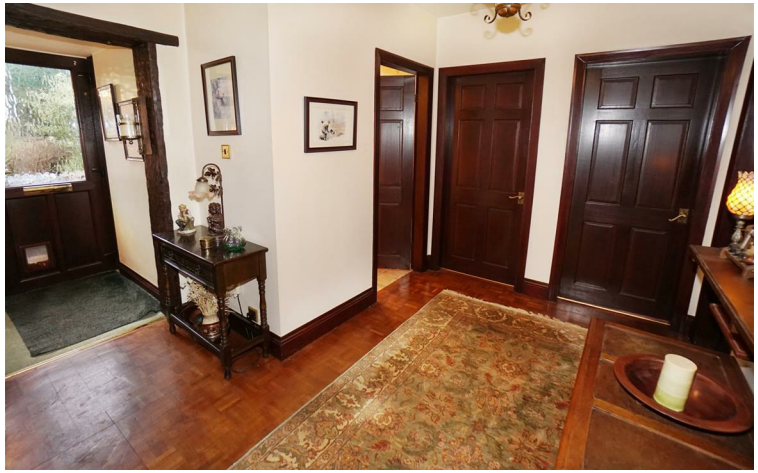
Internally, the practical layout briefly comprises: spacious reception hall giving access to the kitchen/breakfast room which has been comprehensively fitted and includes appliances, good sized lounge with feature fireplace and archway through to the separate dining room, study/snug which has door to outside, three double bedrooms (master with ensuite shower room) and bathroom/w.c.

Externally, gardens are positioned to front, side and rear elevations and offer a mix of areas to include lawn, paved patios and raised borders.

There is also the benefit of two separate driveways and an attached double garage.

It is also worth noting that the property has double glazed windows and doors throughout and has a gas fired central heating system.

Viewing is strictly through the selling agents; Rachael or Lisa on 01246 232156 / lisa@wtparker.com







Reception Hall
With double glazed door and window to front elevation, built-in cloaks cupboard and radiator.

Doors leading off to:

Kitchen/Breakfast Room
23'2" x 10'2" (7.08m x 3.12m)
A sizeable room with designated kitchen and dining areas.

The kitchen has been comprehensively fitted with a range of wall and base cupboard units with worksurfaces over and inset drainer sink unit with mixer tap over. Also having integrated appliances to include fridge freezer, dishwasher, gas hob with extractor hood over, eye-level double electric oven and microwave. Also having vaulted ceiling with skylight window, ceramic tiled splashbacks, tiled flooring and double glazed windows to front and side elevations.

The dining area has door leading through to hall and further double doors leading through to:

Study/Snug
10'7" x 8'10" (3.23m x 2.71m)
A versatile room which leads off from the kitchen and also provides access to the dining room via double doors.

With double glazed window to side elevation along with double glazed bow window and stable door to front. Also having radiator and double doors leading through to:

Dining Room
15'9" x 9'6" (4.82m x 2.90m)
An exceptionally good sized dining room ideal for formal entertaining and having double glazed bow window to rear elevation, wall light points, dado rail and radiator.

Feature archway leading through to:

Lounge
16'9" x 11'8" (5.11m x 3.56m)
Having a feature brick and stone fireplace with timber mantel, dado rail, wall light points, double glazed bow window to rear elevation and radiator.

Master Bedroom
17'10" x 12'10" (5.45m x 3.93m)
A good-sized master bedroom which enjoys a rear aspect and has a comprehensive range of fitted wardrobes along one wall providing ample hanging and storage facilities. Also having wall light points, double glazed bay window to rear and radiator.

Door leading through to:

Ensuite Shower Room/WC
Having been fitted with a three piece suite comprising shower enclosure with fitted shower, vanity unit with inset wash basin and storage below, low flush w.c., dado rail, double glazed window to side elevation and radiator.

Bedroom Two
14'7" x 9'11" (4.47m x 3.03m)
With wall light points, double glazed window to rear elevation and radiator.

Bedroom Three
12'10" x 9'5" (3.93m x 2.88m)
Another good sized bedroom, this time with a front aspect and having double glazed bow window and radiator.

Bathroom/WC
Having been fitted with a suite comprising panelled bath, with shower and screen over, vanity unit with inset wash basin and storage below, low flush w.c., inset ceiling spotlights, double glazed window to front elevation, radiator and heated towel rail.

Outside
Gardens wrap around the property and enjoy front, side and rear aspects. Having a mix of paved patio, lawn and raised borders stocked with a range of mature plants, trees and shrubs the plot will suit both keen and low maintenance gardeners alike.

There is also useful basement storage accessed from the rear garden and two driveways which provide off street parking. There is also a double garage with light, power, up and over door and rear personnel door, an outside cold water tap and external security lighting.

Tenure
The Property is understood to be Leasehold, registered Title DY405393

EPC
The Property Has an EPC Rating of 61/D

Local Authority & Planning
All enquiries should be directed to:

North East Derbyshire District Council
2013 Mill Lane
Wingerworth
Chesterfield
S42 6NG
Tel: 01246 231111

Council Tax Banding
Band D
North East Derbyshire District Council

Services
We understand all mains services are connected to the Premises.

Viewing Arrangements
For further information or to arrange a viewing, please contact the agents:

Lisa Griffiths | 01246 232156 | lisa@wtparker.com
Rachael Grange 01246 232156 | rachael@wtparker.com

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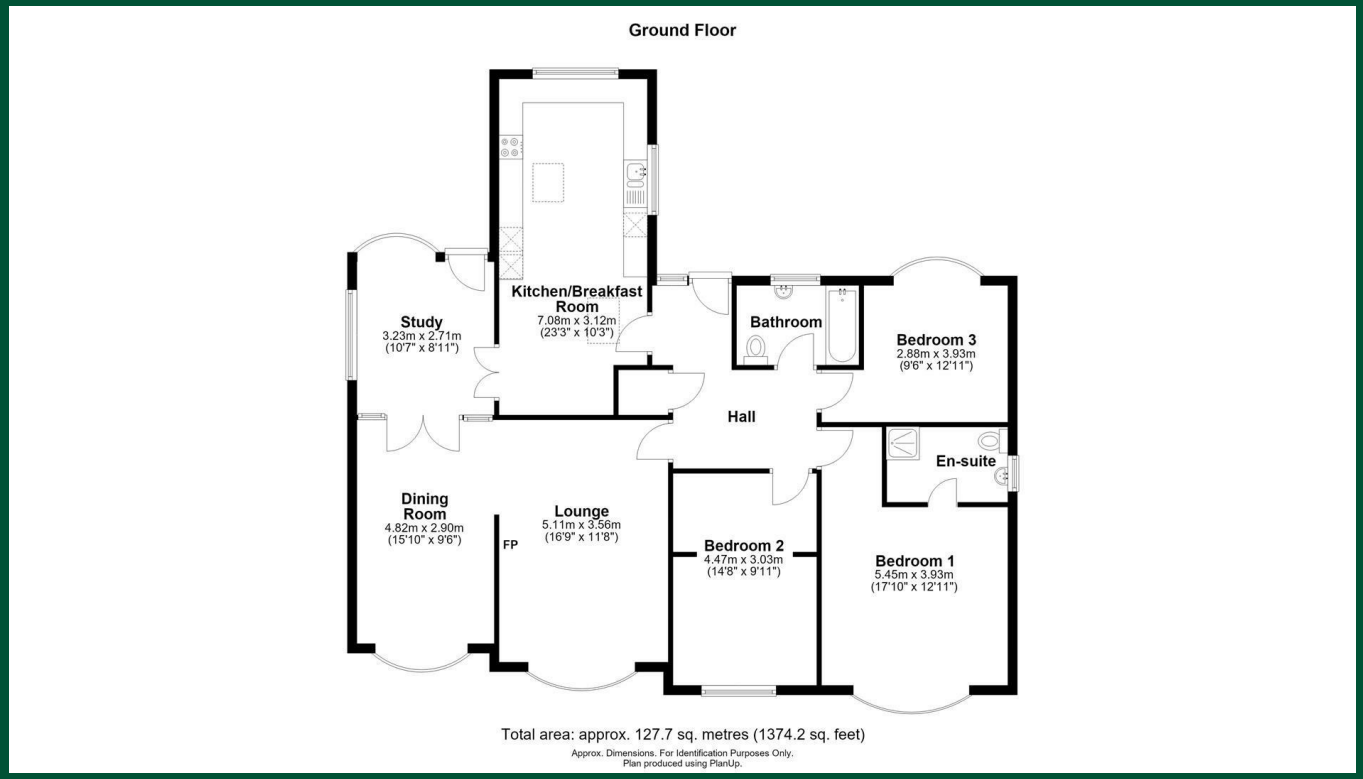


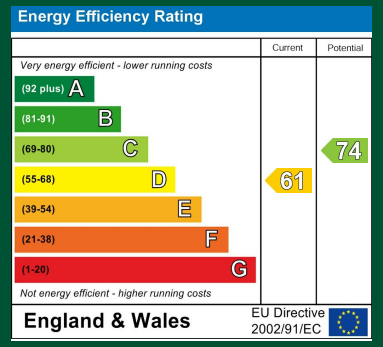




















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