



56 Fanshaw Road, Dronfield

£225,000 Freehold

Beautifully presented 3-bed, 2-bath terraced house with open plan living, modern kitchen, stylish decor, updated bathrooms, private garden, play area, off-road parking, and period features.

Council Tax band: A | Tenure: Freehold | EPC: E

Step into this beautifully presented three-bedroom, two-bathroom terraced house, thoughtfully designed to offer both comfort and style for modern family living. The open plan reception room is flooded with natural light from large windows, highlighting the stunning parquet flooring and contemporary decor. A sleek modern fireplace creates a striking focal point, while the stylish wooden staircase and decorative fireplace add warmth and character. The spacious layout seamlessly links the living area to the heart of the home: a modern kitchen featuring sleek units, integrated appliances, a gas hob, and ample counter space – perfect for family meals or entertaining guests. Each bedroom is designed with practicality and comfort in mind, offering built-in wardrobes, dedicated desk areas, and plenty of natural light. The nursery and children's bedrooms provide cheerful, child-friendly spaces with playful decor and smart storage solutions, ideal for a growing family.

Beyond the interiors, this property boasts a range of additional features that truly set it apart. The bathrooms have been thoughtfully updated, showcasing modern tiling, walk-in showers, a separate bath-tub, heated towel rail, and skylights that bathe the rooms in natural day-light, creating a spa-like atmosphere. The outdoor spaces are a true highlight: a well-maintained artificial turf garden with a children's play area and slide, bordered by decorative plants and privacy fencing, offers a secure retreat for both play and relaxation. Entertain or unwind beneath a charming pergola with a shaded seating area, or enjoy a morning coffee on the patio with direct access to the house. Practicality is at the forefront with off-road parking at the front of the property, a welcoming front garden adorned with potted plants, and additional outdoor utility space for storage. Period architectural details blend seamlessly with modern finishes, giving this home a unique and timeless appeal.

This inviting terraced house is perfect for families seeking a move-in-ready home with exceptional indoor and outdoor living spaces. Don't miss the opportunity to make this charming property your own – contact us today to arrange your viewing and experience its warmth and character firsthand.





Kitchen

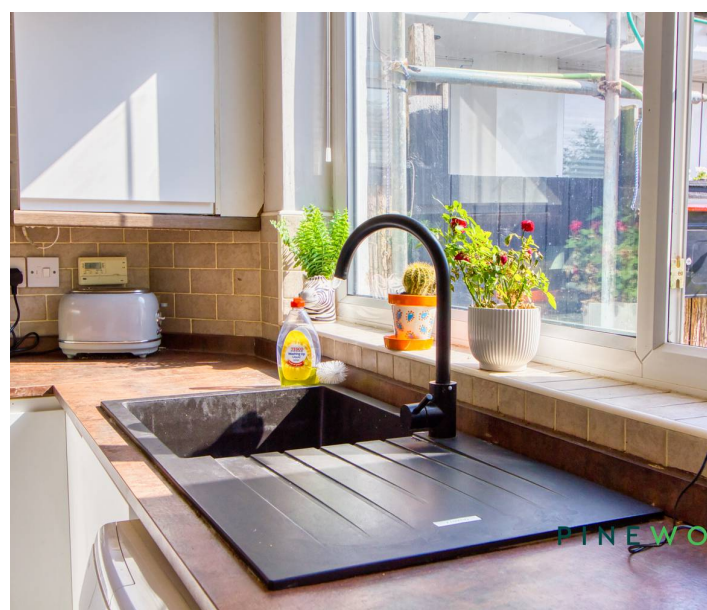
12' 9" x 6' 8" (3.89m x 2.04m)

This stylish and well-planned kitchen has been thoughtfully designed to maximise both workspace and storage, featuring a range of contemporary wall and base units complemented by generous work surfaces and tiled splashbacks. Integrated cooking facilities include a gas hob with extractor hood above and an electric oven below, while the sink is perfectly positioned beneath a large rear-facing window, providing a pleasant outlook. There is dedicated space and plumbing for both a washing machine and tumble dryer, along with space for a freestanding fridge freezer. Finished with durable tiled flooring and recessed spotlights, this practical kitchen combines modern convenience with everyday functionality.

Lounge / diner

20' 3" x 12' 9" (6.18m x 3.89m)

This impressive open-plan lounge and dining room provides a superb space for both everyday living and entertaining. Beautiful herringbone-style flooring flows throughout, while a large front-facing window and glazed entrance door flood the room with natural light. The welcoming lounge area centres around a contemporary feature fireplace with an inset television recess, creating an attractive focal point and offering ample space for a range of comfortable seating. The generous dining area comfortably accommodates a family-sized table and chairs, making it ideal for both casual meals and formal gatherings. An open-tread staircase enhances the sense of space, resulting in a stylish and versatile room perfectly suited to modern family living.





Bedroom 1

13' 0" x 11' 9" (3.95m x 3.57m)

A generously sized principal bedroom offering a bright and comfortable retreat, with ample space for a double or king-size bed alongside a range of additional bedroom furniture. A recessed area currently accommodates a home office, highlighting the room's versatility for modern living. Finished with recessed spotlights and enjoying plenty of natural light, this well-proportioned bedroom combines comfort, storage and functionality.

Bedroom 2

12' 1" x 10' 8" (3.69m x 3.26m)

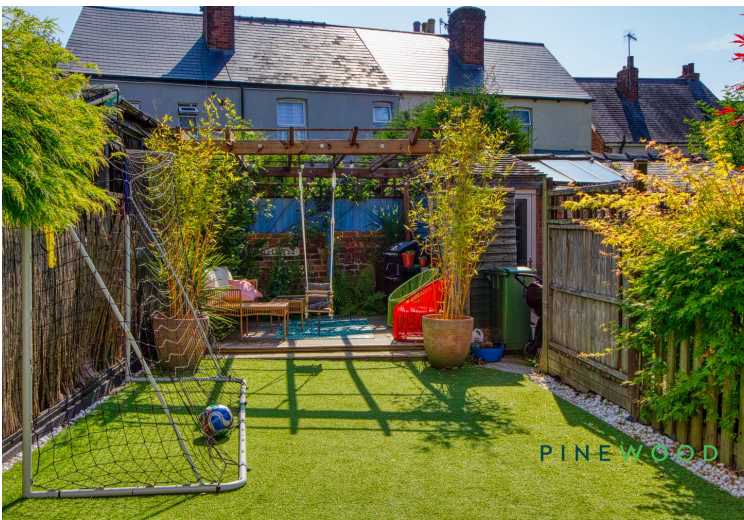
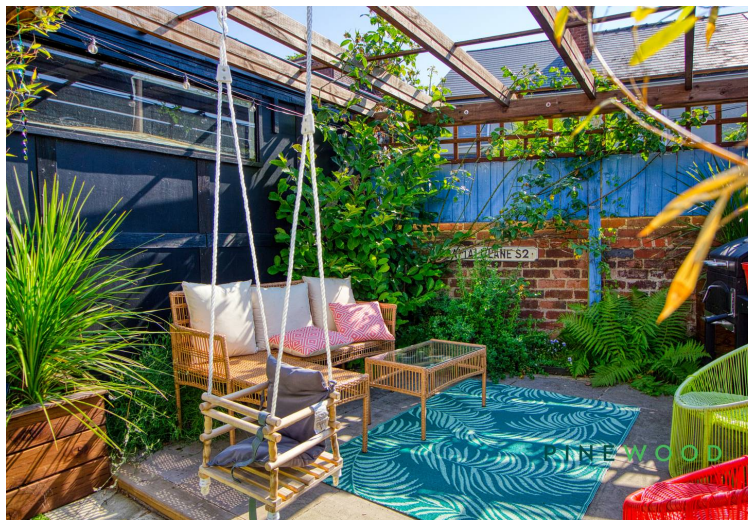
A spacious and versatile double bedroom enjoying plenty of natural light from a large front-facing window, creating a bright and welcoming atmosphere. The room comfortably accommodates a double bed while still offering generous floor space for additional furniture, making it equally suited as a children's bedroom, guest room or home office if required. Recessed spotlights provide a modern finish.



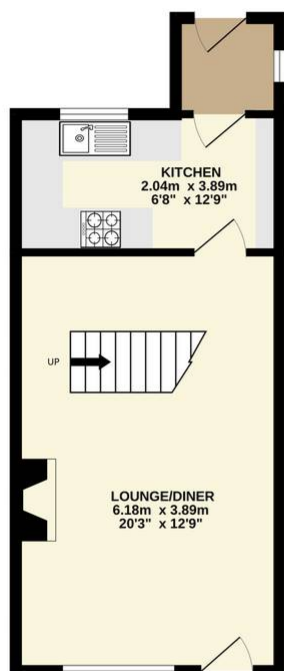
Bedroom 3

12' 9" x 8' 11" (3.89m x 2.73m)

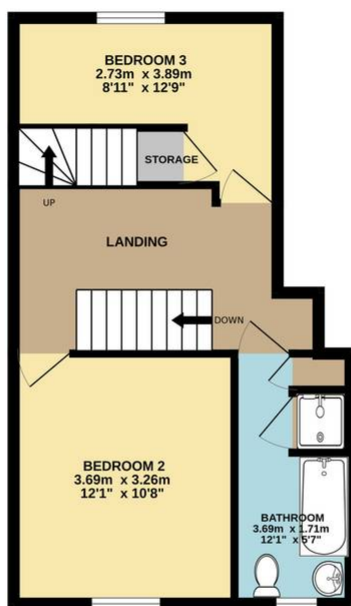
A bright and inviting bedroom enjoying plenty of natural light from a large window overlooking the front of the property. Well-proportioned and versatile, the room offers ample space for a single or small double bed alongside additional bedroom furniture, making it ideal as a child's bedroom, nursery, guest room or home office.



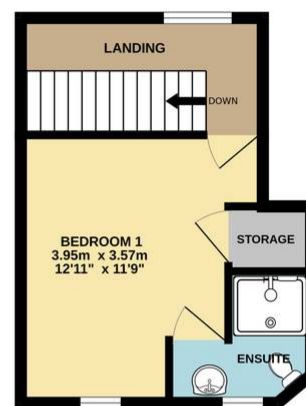
GROUND FLOOR
33.6 sq.m. (361 sq.ft.) approx.



1ST FLOOR
38.2 sq.m. (411 sq.ft.) approx.



2ND FLOOR
22.2 sq.m. (239 sq.ft.) approx.



TOTAL FLOOR AREA : 94.0 sq.m. (1012 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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