







## 17 Hogarth Rise

Dronfield • Derbyshire • S18 1QG

£325,000

Welcome to this well-maintained two-bedroom detached bungalow, situated in the highly desirable town of Dronfield. Enjoying an enviable location close to the town centre, the property benefits from excellent access to a wide range of amenities including shops, cafés, supermarkets, and everyday services. Chesterfield is also within easy reach, while excellent transport links provide convenient access to surrounding areas, the M1 motorway, and nearby train stations. For those who enjoy the outdoors, Cliffe Park offers attractive green space and recreational facilities, while the Peak District National Park is just a short drive away. Offering spacious single-storey living throughout, this property is perfectly suited to downsizers, retirees, and those seeking the convenience of ground floor accommodation. The property is entered via a side entrance leading directly into the kitchen. The kitchen is fitted with a range of shaker-style units arranged in a practical U-shaped layout and benefits from integrated appliances alongside space for freestanding appliances, providing ample storage and workspace. To the rear of the kitchen, double doors open into the dining room, a well-proportioned and private space with ample room for a family dining table, ideal for both everyday dining and entertaining. Additional double doors from the kitchen lead into the spacious lounge diner. This bright front-facing reception room enjoys an abundance of natural light and is centred around an attractive feature fireplace, creating a warm and welcoming living space. From the rear of the lounge diner, an inner hallway provides access to the remaining accommodation. The principal bedroom is positioned to the right of the hallway and is a particularly spacious double room overlooking the rear garden. Bedroom two also enjoys a rear aspect and is another generous double bedroom, benefitting from fitted wardrobes. The family bathroom is modern, spacious, and part tiled, fitted with a four-piece suite comprising a bath, separate shower cubicle, wash basin, and WC. Externally, the rear garden is enclosed and designed for ease of maintenance. A patio area extends directly from the property before leading onto a well-kept lawn, creating an attractive space to relax and enjoy the outdoors. To the front of the property is a lawned garden enhanced by mature trees and shrubs. A long driveway provides ample off-road parking and continues through gated access to a detached single garage positioned to the rear of the property.





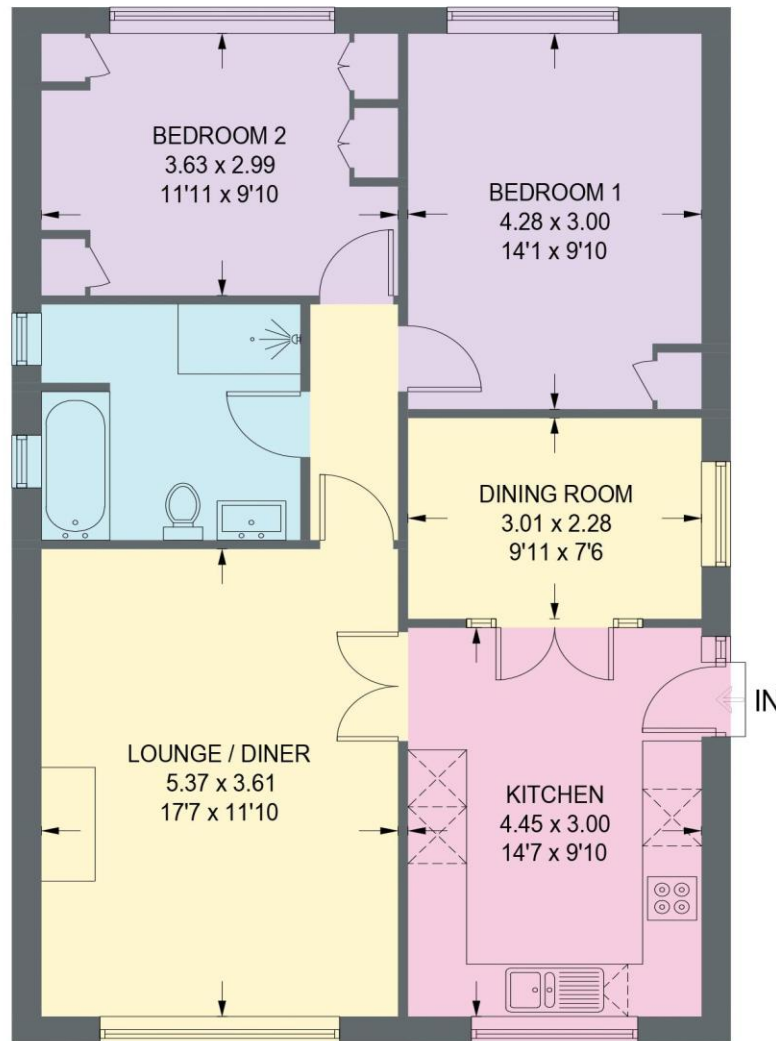
- Well Maintained Two Bedroom Detached Bungalow
- Sought After Dronfield Location
- Shaker Style Fitted Kitchen
- Separate Well Proportioned Dining Room
- Spacious Open Lounge w/ Fireplace
- Two Double Bedrooms
- Modern Four Piece Suite Family Bathroom
- Enclosed Rear Garden & Patio
- Driveway Parking & Detached Garage
- Council Tax Band D



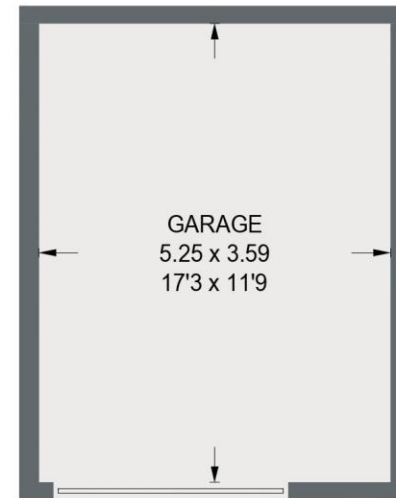


# 17 HOGARTH RISE

APPROXIMATE GROSS INTERNAL AREA = 94.1 SQ M / 1012.5 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1332929)



haus

31 West Bars, Chesterfield, S40 1AG  
[chesterfield@haushomes.co.uk](mailto:chesterfield@haushomes.co.uk) [haushomes.co.uk](http://haushomes.co.uk)

01246 380 535