



## 29 Holmley Bank, Dronfield

£325,000 Freehold

Beautiful three-bedroom detached bungalow with two bright reception rooms, modern kitchen, home office, landscaped gardens, parking, and versatile spaces. Stylish, spacious, and move-in ready.

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

Welcome to this beautifully presented three-bedroom detached bungalow, offering versatile and spacious accommodation ideally suited to modern family living. Upon entering, you are greeted by two generous reception rooms, each filled with natural light thanks to large windows and elegant French doors. The main living area features a striking blue feature wall and direct access to the garden, while the dining space is enhanced by contemporary decor and scenic outlooks. Three well-appointed bedrooms, all boasting bay windows or expansive glazing, provide bright and calming retreats – each complemented by neutral decor and practical built-in storage solutions. The modern kitchen is a true showpiece, featuring sleek grey cabinetry, a stylish island with breakfast bar seating, integrated appliances, and beautiful wooden countertops paired with a chic subway tile backsplash. Completing the interior is a fresh and inviting bathroom, equipped with both a bath-tub and a modern rainfall shower, finished with contemporary fixtures and elegant tiling.

Stepping outside, this property truly excels in its outdoor offerings. The front garden is immaculately maintained and provides off-road parking via a shared driveway for added convenience. To the rear, an expansive and beautifully landscaped garden awaits, boasting well-kept lawns, mature planting, and several inviting patio areas – perfect for alfresco dining, entertaining guests, or simply relaxing with views of the surrounding countryside. French doors from the living room seamlessly connect the interior with the patio, enhancing the sense of indoor-outdoor living. The property also features a private side walkway, ample space for outdoor seating, and a charming brick exterior that adds timeless kerb appeal. Additional highlights include a dedicated home office filled with natural light, offering an ideal environment for remote work or study, and versatile rooms that can adapt to your family's lifestyle – be it a gym, playroom, or creative studio.

With its blend of modern style, practical features, and exceptional garden spaces, this detached bungalow offers a rare opportunity to enjoy contemporary comfort in a serene and picturesque setting. Whether you're hosting family gatherings or seeking a peaceful retreat, this home is ready to welcome its next owners. Arrange your viewing today to experience the full charm and potential of this outstanding property.





### Lounge

14' 5" x 10' 11" (4.40m x 3.32m)

A bright and inviting lounge, beautifully presented and designed to maximise both comfort and natural light. The spacious room features a striking feature wall, soft neutral décor, and plush carpeting, creating a warm and contemporary atmosphere. Large French doors with adjoining windows flood the space with sunlight while providing direct access to the rear garden, seamlessly connecting indoor and outdoor living. Offering ample space for a variety of furniture arrangements, this versatile reception room is ideal for relaxing with family, entertaining guests, or enjoying quiet evenings at home. A stylish and well-proportioned living space that forms the heart of the property.

### Dining room

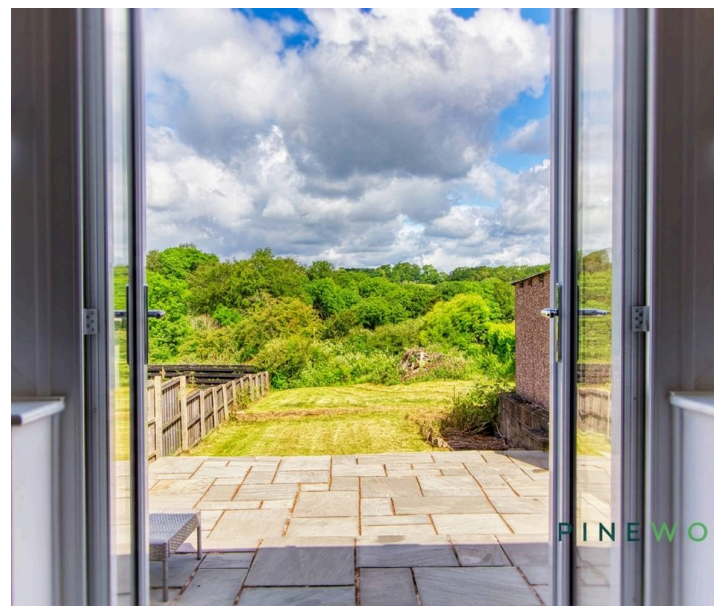
11' 9" x 10' 11" (3.57m x 3.32m)

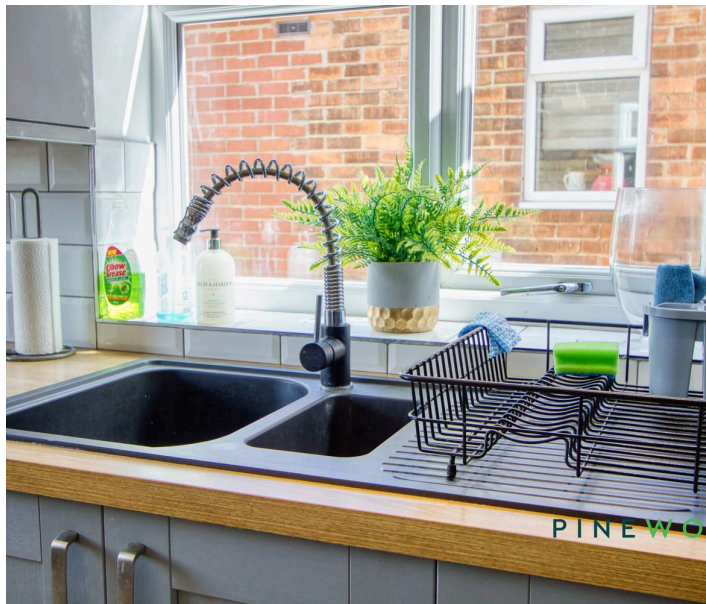
A well-proportioned and tastefully presented dining room, offering an ideal space for both everyday family meals and formal entertaining. The room enjoys an abundance of natural light from the large front-facing window, creating a bright and welcoming atmosphere throughout the day. Contemporary décor is complemented by soft carpeting and a feature wall, while the generous floor space comfortably accommodates a substantial dining suite. Versatile in its use, this attractive room provides the perfect setting for hosting guests, family gatherings, or could even serve as a flexible home office space if required or bedroom.

### Kitchen/breakfast room

12' 4" x 10' 11" (3.75m x 3.34m)

A beautifully appointed kitchen/breakfast room





### **Kitchen/breakfast room**

12' 4" x 10' 11" (3.75m x 3.34m)

A beautifully appointed kitchen/breakfast room, thoughtfully designed to combine style, practicality, and sociable living. Fitted with an attractive range of contemporary shaker-style units complemented by contrasting work surfaces and metro-tiled splashbacks, the kitchen offers an abundance of storage and preparation space. A range of integrated appliance spaces and extensive cabinetry ensure everyday functionality, while recessed ceiling spotlights and dual-aspect windows create a bright and welcoming environment. At the heart of the room sits a useful breakfast bar, providing the perfect spot for casual dining, morning coffee, or keeping family and guests connected while cooking. The inset sink is positioned beneath a large window, allowing natural light to flood the workspace and enhancing the room's airy feel. Finished in a modern yet timeless style, this impressive kitchen/breakfast room serves as the true hub of the home, ideally suited to both busy family life and entertaining

### **Bathroom**

7' 3" x 7' 3" (2.21m x 2.20m)

A stylish and contemporary family bathroom fitted with a modern white three-piece suite comprising a panelled bath with rainfall shower over, pedestal wash hand basin, and low-level WC. Finished with attractive tiled walls and flooring.



### Bedroom 1

14' 1" x 10' 11" (4.30m x 3.34m)

A generously sized principal bedroom, beautifully presented and flooded with natural light from the attractive bay window to the front elevation. The room offers ample space for a king-size bed and a range of freestanding furniture, while the neutral décor and soft carpeting create a calm and relaxing atmosphere. Well-proportioned and versatile, this inviting bedroom provides a comfortable retreat and an ideal setting to unwind at the end of the day.

### Bedroom 2

9' 7" x 7' 8" (2.92m x 2.34m)

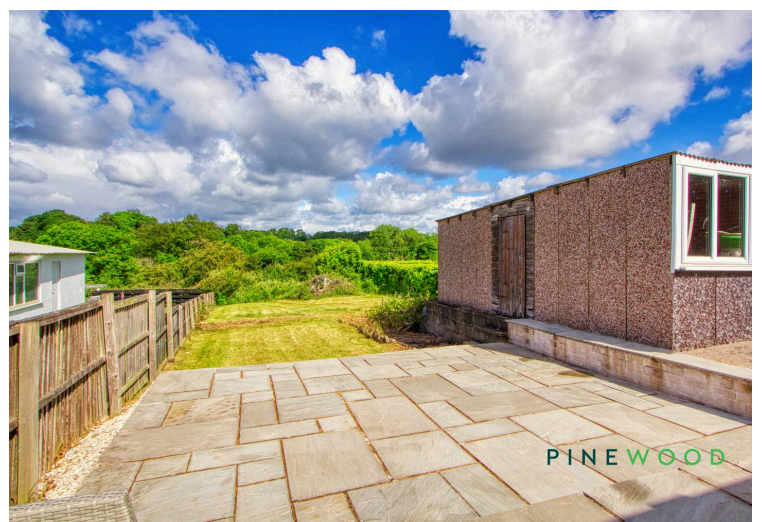
A spacious and versatile double bedroom featuring a vaulted ceiling that enhances the sense of space and light. The room enjoys a pleasant outlook through the side-facing window and offers ample floor space for a double bed and additional furnishings. Currently utilised as a home gym, this well-proportioned room demonstrates excellent flexibility and would serve equally well as a guest bedroom, children's room, or home office, making it ideal for modern family living.

### Bedroom 3

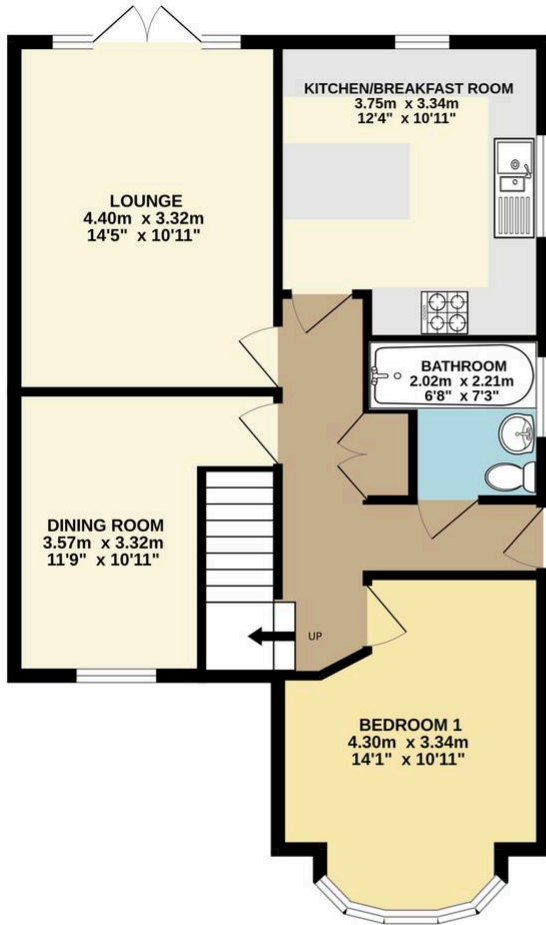
7' 9" x 7' 8" (2.36m x 2.34m)

A well-presented and versatile third bedroom, currently arranged as a home office and perfectly suited to the demands of modern living. The room benefits from a rear-facing window that provides excellent natural light, creating a bright and productive working environment. Offering flexibility for a variety of uses, this space would make an ideal child's bedroom, nursery, study, or hobby room.

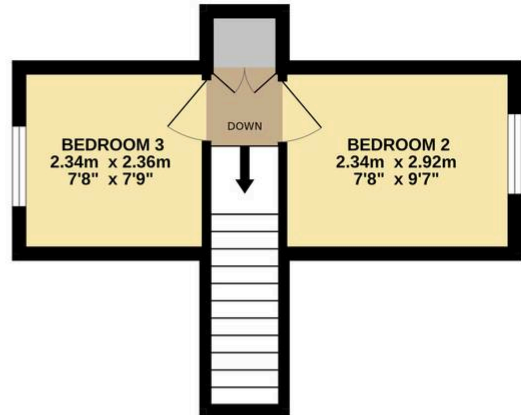




GROUND FLOOR  
62.1 sq.m. (668 sq.ft.) approx.



1ST FLOOR  
17.2 sq.m. (185 sq.ft.) approx.



TOTAL FLOOR AREA : 79.3 sq.m. (853 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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