







40 Caldey Road

Dronfield • Derbyshire • S18 1RS

Guide Price £310,000 to £315,000

A beautifully modernised three-bedroom semi-detached home located in the popular area of Dronfield. The property is ideally positioned close to a wide range of local amenities including shops, leisure facilities and parks, with several well-regarded schools nearby. Excellent transport links include Dronfield Train Station, regular bus services, and convenient commuter access to both Sheffield and Chesterfield, making this an ideal home for couples or small families. Entering through the side front door, you step into an entrance hall/porch that includes useful storage. A door leads into the inner hallway, where turning left brings you into the open-plan living and dining area. This well-proportioned space is perfect for relaxing and entertaining, with ample room for a family dining table and plenty of natural light. To the rear of the hallway, a door opens into the kitchen, fitted with shaker-style cupboards, integrated appliances, and space for freestanding items. Double doors from the kitchen lead directly out to the rear garden. Upstairs, the property offers three bedrooms and a family bathroom. The main bedroom is a generous double, facing the front and benefitting from fitted sliding wardrobes. The second bedroom is another double, overlooking the rear garden. The third bedroom is a front-facing single, ideal as a child's room or home office. The family bathroom is modern and fitted with a three-piece suite comprising a bath with overhead shower, sink and WC. Outside, the private, enclosed rear garden features a pebbled and patio area at the lower level which is ideal for seating, leading to steps up to an easy to maintain lawn. To the front, a pebbled driveway provides parking for multiple vehicles and leads to a shed offering additional storage, along with gated access to the rear garden.



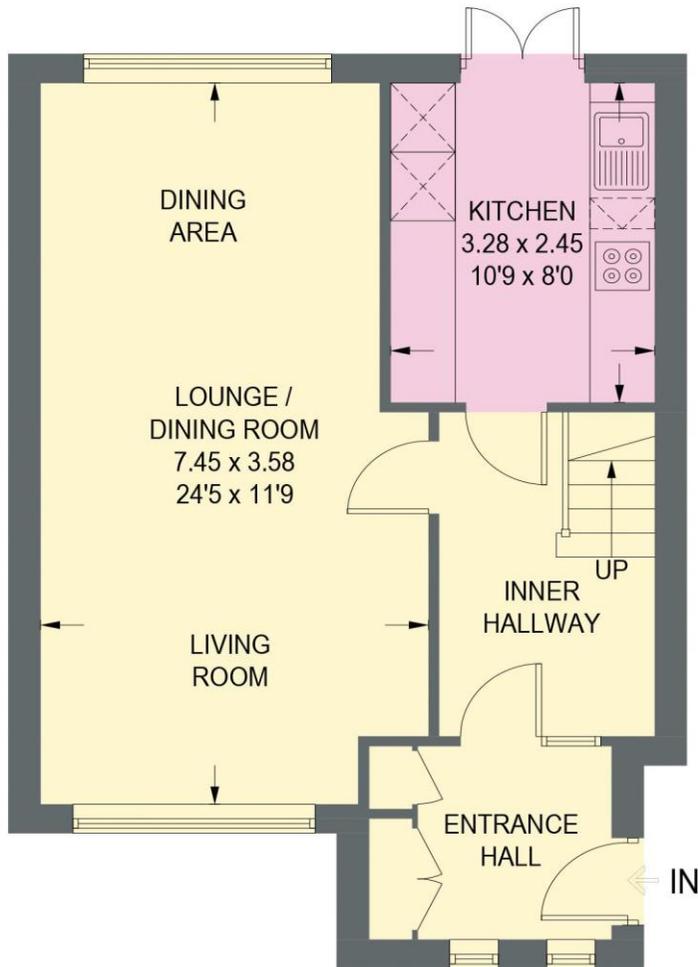


- Three Bedroom Semi-Detached
- Fully Renovated To A High Standard
- Planning Permission Approved For Side Extension
- Open Living-Dining Area
- Fully Landscaped & Private Rear Garden
- Off Road Parking
- Entrance Porchway With Built In Storage
- Three Piece Bathroom
- Popular Location Close To Amenities & Catchment For Dronfield Henry Fanshawe
- EPC Rating: D / Council Tax Band B

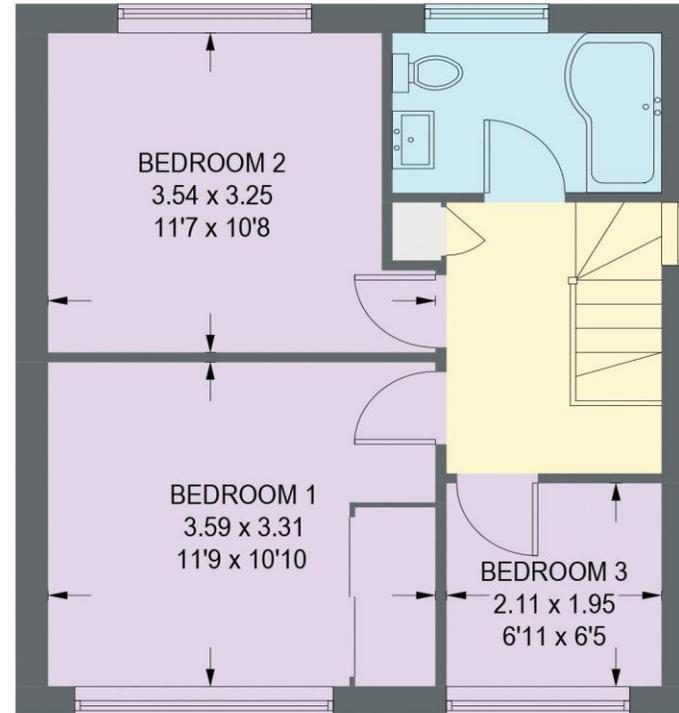


40 CALDEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 82.3 SQ M / 886.4 SQ FT



GROUND FLOOR
44.6 SQ M / 480.2 SQ FT



FIRST FLOOR
37.7 SQ M / 406.2 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1232360)



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