



Hallows Drive, Dronfield S18 1YH

Guide Price £350,000

****GUIDE PRICE £350,000 - £375,000****

SK Estate Agents are delighted to offer to the market for sale this beautifully presented, three bedroom, detached property situated in the highly desirable neighbourhood of Dronfield, just a short distance from Hallows Golf Club, good local shops, sought after schools and excellent transport links to the M1 Motorway, Chesterfield and Sheffield. The accommodation briefly comprises: open plan lounge/diner, kitchen/diner, 3 bedrooms, bathroom, downstairs toilet and occasional room.

Tenure: Leasehold



Entrance Porch

Access via side facing composite door into entrance porch. Having UPVC double glazed window, cushioned flooring, and glass-panelled timber door and window through to the lounge.

Open Plan Lounge/Diner

17'8" x 24'2" (5.39m x 7.38m)

Large dual-aspect lounge diner with front and rear facing UPVC double glazed windows, carpet flooring, gas central heating radiators, and carpeted stairs to the first floor. Feature electric fireplace with wooden surround and hearth.

Kitchen/Diner

14'1" x 19'5" (4.31m x 5.94m)

Large kitchen diner fitted with a range of white wall and base units with complementary square-edged wood-effect worktops, incorporating a 1½ bowl sink with swan neck mixer tap. Space for a freestanding cooker with five-ring hob and extractor above, space for a double fridge/freezer, and space and plumbing for a washing machine. Laminate flooring, rear facing UPVC double glazed bay window plus additional window, side door to rear garden, gas central heating radiators, pantry storage cupboard, and space for a dining table.

Store/Occasional Room

5'5" x 9'11" (1.67m x 3.03m)

Side facing UPVC double glazed window and gas central heating radiator. Currently used as an office/gym.

Downstairs WC

Fitted with low flush WC and wall mounted basin.

First Floor Landing

Carpeted stairs rising to first floor.

Bedroom One

10'11" x 11'8" (3.33m x 3.56m)

Good sized bedroom with rear facing UPVC double glazed window overlooking the rear garden with views over open space. Fitted cupboard housing the boiler, carpeted flooring, half-panelled walls, and gas central heating radiator.

Bedroom Two

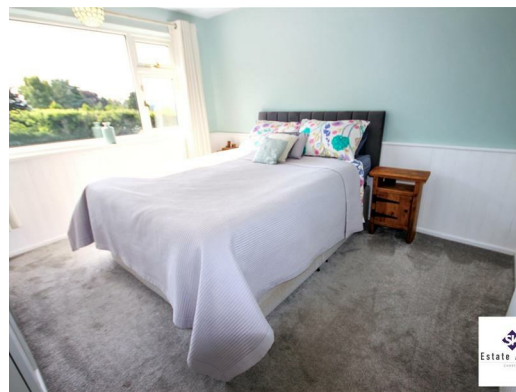
11'1" x 11'11" (3.39m x 3.65m)

Having front facing UPVC double glazed window, gas central heating radiator, carpeted flooring, and fitted wardrobes.

Bedroom Three

6'6" x 6'8" (1.99m x 2.05m)

Front facing and having UPVC double glazed window, carpeted flooring, and gas central heating radiator.



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Bathroom

6'3" x 7'11" (1.91m x 2.42m)

Fitted with modern white suite comprising P-shaped bath with thermostatic rainfall shower over, low flush WC, and pedestal wash hand basin with chrome swan neck mixer tap. Having fully tiled walls and floor, contemporary chrome heated towel rail, and rear facing obscure glazed UPVC window.

Outside

Generous, mature rear garden laid mainly to lawn with well-stocked borders on either side. Patio area to the rear for outdoor seating and dining, leading to a further gravelled seating area with picnic bench. Composite garden shed to the rear boundary and raised timber planter. Boundaries enclosed by mature hedging to the rear and timber fencing to the sides, with an open, elevated outlook over surrounding greenery.

To the front large patio driveway with ample room for off sheet parking for multiple cars.

Storage Space

Having roller shutter door and providing useful additional storage.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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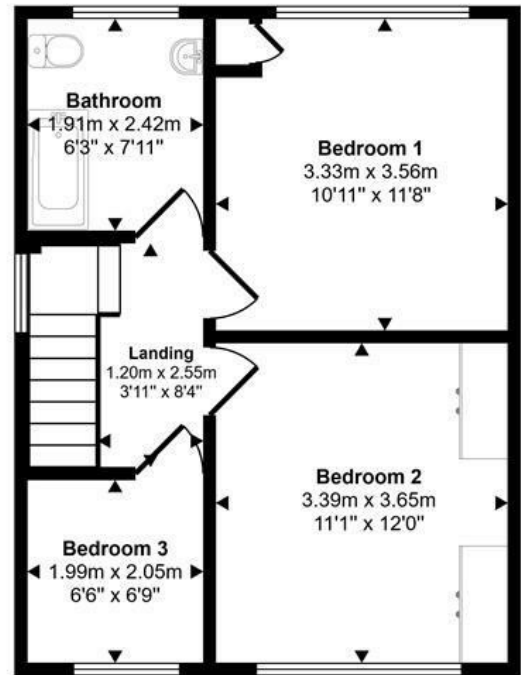
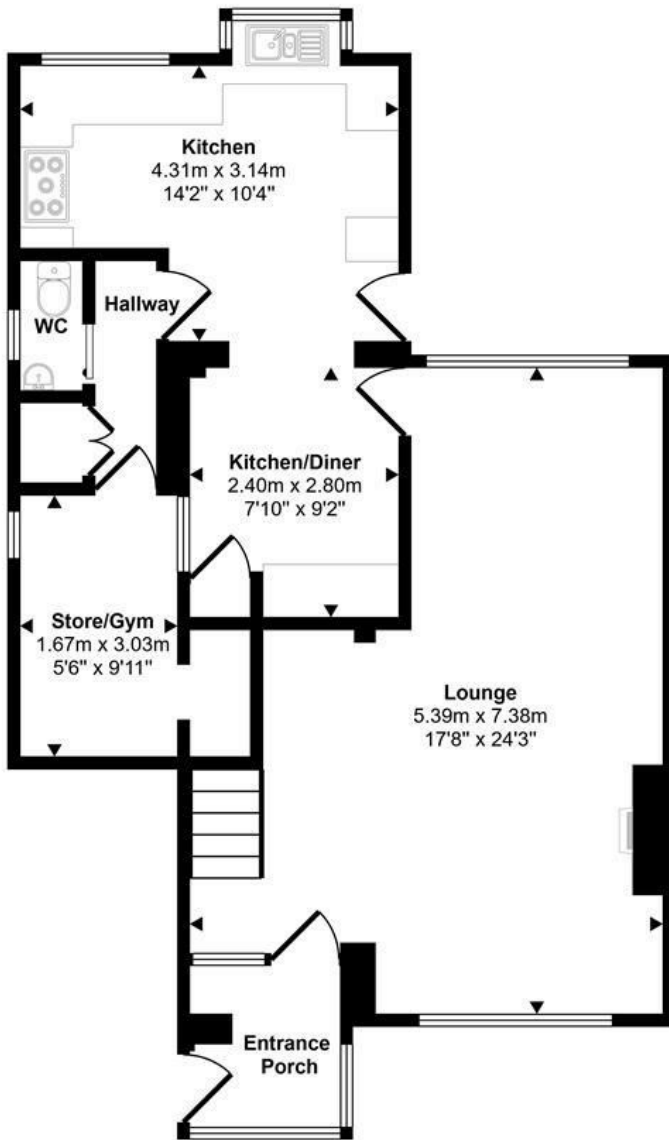
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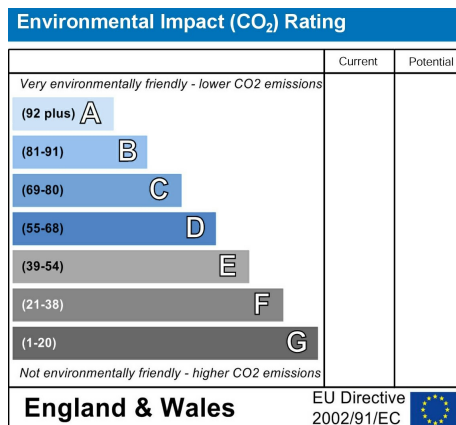
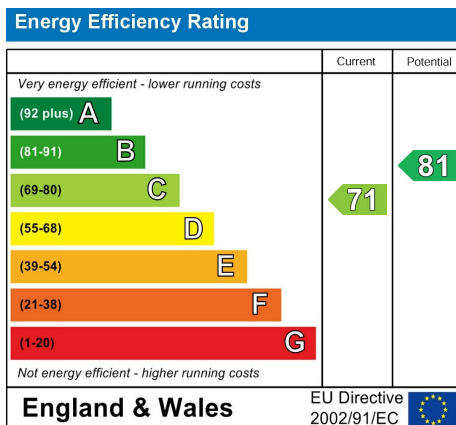
Approx Gross Internal Area
106 sq m / 1144 sq ft



First Floor
Approx 40 sq m / 431 sq ft

Ground Floor
Approx 66 sq m / 713 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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