



## 3 Garth Way, Dronfield

£290,000 Leasehold

No onward chain. Detached 3-bed, 2-bath home with 3 receptions, home office, landscaped gardens, carport, and character features. Bright, spacious, and perfect for family living.

Council Tax band: C

Tenure: Leasehold

Offered with no onward chain, this delightful three-bedroom, two-bathroom detached house combines timeless character with practical family living across three versatile reception rooms. Enter through a charming decorative stone archway and be welcomed by warm textured walls and built-in wooden shelving, immediately setting a tone of elegance and comfort. The spacious living room features a classic stone fireplace and sliding doors opening directly onto a beautifully maintained garden, flooding the space with natural light and offering seamless indoor-outdoor living. The separate dining area benefits from dual aspect windows, while the kitchen boasts rich wooden cabinetry, integrated appliances, ample countertop space, and a large window for bright, inviting meal preparation. Upstairs, three well-appointed bedrooms include built-in wardrobes and large windows for a bright and airy feel, with a functional home office providing an ideal workspace.

Outdoor living is equally impressive, with a lush, landscaped garden offering multiple areas for relaxation, dining, and entertaining. Enjoy privacy with mature hedges, a tranquil courtyard, and secluded seating nooks. The patio and outdoor seating area are perfect for summer gatherings, while a practical garden shed provides extra storage. The property's kerb appeal is enhanced by a well-tended front garden and the convenience of off-road parking with a carport. This unique home is brimming with character and ready to welcome its next owners. Arrange your viewing today to experience its charm first hand.





### **Car Port & Driveway**

11' 3" x 10' 4" (3.43m x 3.15m)

A block-paved driveway provides ample off-road parking and leads through to a covered carport, offering sheltered vehicle storage and convenient access to the front of the property.

### **Entrance Hall**

Entered via a solid wood door to the side elevation, the welcoming entrance hall enjoys views through a charming stone archway. The hallway benefits from a central heating radiator and useful under-stairs storage.

### **Utility Room**

7' 10" x 6' 9" (2.40m x 2.05m)

A versatile ground floor utility incorporating a shower area and WC. Finished with exposed ceiling beams, fully tiled walls and flooring, and bi-fold doors to the shower. Fitted with a stainless steel sink and drainer, space and plumbing for an automatic washing machine, fitted storage cupboards, central heating boiler, low-level WC, and a PVC double-glazed window overlooking the rear garden.

### **Lounge**

15' 4" x 11' 10" (4.68m x 3.60m)

A spacious and inviting living room featuring neutral décor, fitted carpet, and two central heating radiators. The attractive stone fireplace with electric fire creates a cosy focal point, while sliding patio doors provide direct access to the rear garden. A feature glazed door also leads into the delightful garden room.





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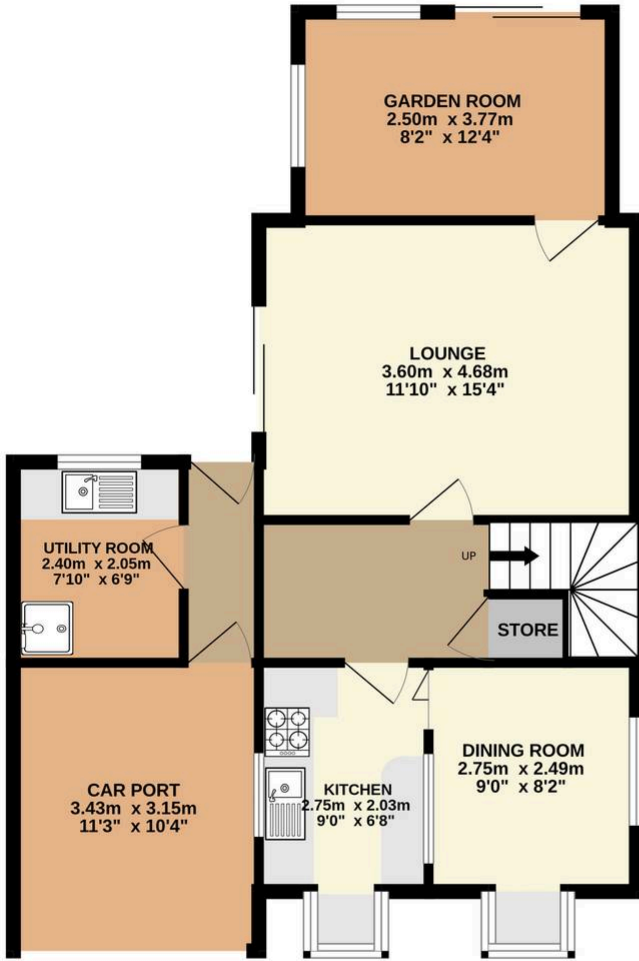
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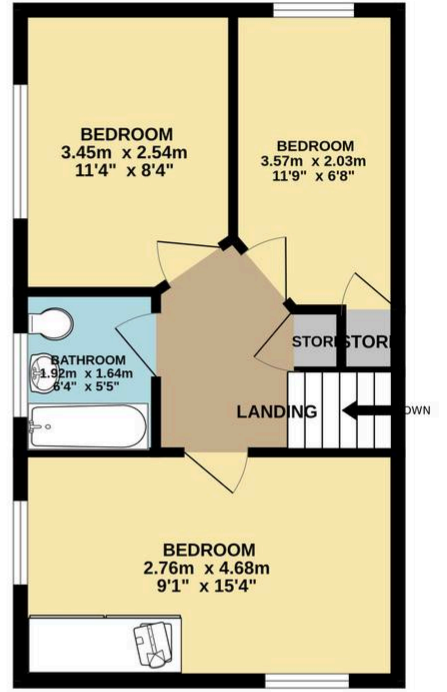
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GROUND FLOOR  
64.4 sq.m. (693 sq.ft.) approx.



1ST FLOOR  
36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA : 100.8 sq.m. (1085 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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EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

