



22 Valley Rise,
Barlow, S18 7SG

£295,000

W
WILKINS VARDY

£295,000

ATTRACTIVE SEMI IN CUL-DE SAC POSITION - MODERN KITCHEN & BATHROOM
- DETACHED GARAGE

A well presented and generously sized three bedroom semi detached home, quietly positioned within a desirable cul-de-sac. The property offers spacious accommodation throughout, featuring a welcoming living room with log burner, a fitted kitchen with selected integrated appliances, and a modern bathroom. Outside, there are mature gardens to both the front and rear, along with the added benefits of a detached garage and driveway parking.

Barlow is a most sought after village location, with a range of good local amenities, close proximity to the Peak District and great transport links into Chesterfield, Sheffield and Dronfield.

- GENEROUSLY PROPORTIONED SEMI DETACHED HOUSE
- SPACIOUS KITCHEN/DINER WITH SOME INTEGRATED APPLIANCES
- MODERN FAMILY BATHROOM
- DETACHED GARAGE & DRIVEWAY PARKING
- EPC RATING: D
- GOOD SIZED LIVING ROOM
- THREE GOOD SIZED BEDROOMS
- MATURE GARDENS TO THE FRONT AND REAR
- CUL-DE-SAC POSITION

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 84.0 s.qm./904 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Dronfield Henry Fanshawe School

On the Ground Floor

A side entrance door opens into a ...

Entrance Hall

A spacious hallway having a built-in under stair store cupboard, and a further built-in cupboard housing the gas boiler.

Living Room

16'8 x 10'7 (5.08m x 3.23m)
A good sized front facing reception room, with log burning stove sat on a marble hearth.

Kitchen/Diner

19'7 x 10'11 (5.97m x 3.33m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary wood work surfaces over.
Inset 1½ bowl single drainer ceramic sink with mixer tap.
Integrated appliances to include a fridge/freezer, electric eye level oven and grill, and hob with extractor over.
Space and plumbing is provided for a washing machine and a dishwasher.
Tiled floor and downlighting.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

16'8 x 8'11 (5.08m x 2.72m)
A generous rear facing double bedroom having a range of built-in pine wardrobes with overhead storage along one wall.

Bedroom Two

11'1 x 10'7 (3.38m x 3.23m)
A good sized front facing double bedroom.

Bedroom Three

10'7 x 8'6 (3.23m x 2.59m)
A front facing single bedroom, having downlighting and currently used as an office/study.

Family Bathroom

8'5 x 5'6 (2.57m x 1.68m)
Having waterproof boarding to the walls and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, hand wash basin with vanity unit below, and a concealed cistern WC.
Chrome heated towel rail.
Vinyl flooring and downlighting.

Outside

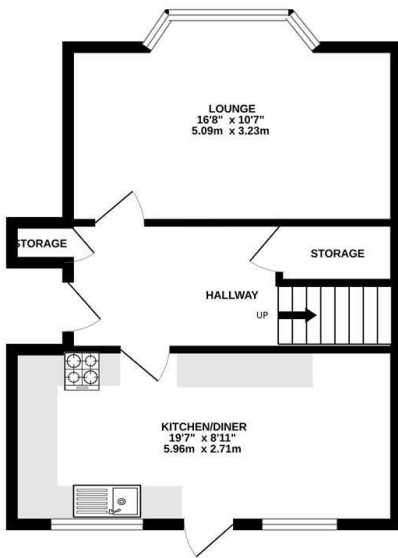
To the front of the property there is a lawned garden with a border of plants and shrubs.

A driveway to the side of the property provides ample off street parking and leads to a Detached Single Garage.

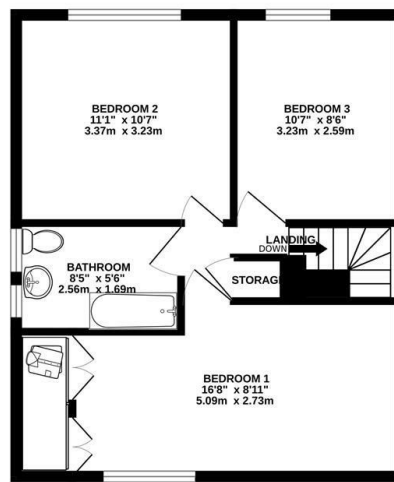
A gate at the top of the driveway opens to the enclosed rear garden which is laid to lawn and has raised planted beds and a decorative pebble seating area.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, log burning stove, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Dronfield Henry Fanshawe School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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