



Merrywood, 81 Hallows Lane, Dronfield, S18 1UA



81 Hallows Lane

Offers In The Region Of

£725,000

CHAIN FREE

A rare opportunity to purchase a delightful 1920s detached bungalow which offers surprisingly well proportioned accommodation, complemented by an exceptionally large rear garden which extends to 3/4 of an acre or thereabouts of lawns, woodland, herbaceous beds, rockeries and rear terrace.

Being in the same ownership for over 37 years and being a much loved home, the property is equally suited for a family or couple who would embrace the garden and location with the property standing within easy reach of a comprehensive range of amenities including renowned schooling, train station, sports centre and excellent range of shops.

Offering double glazing and gas fired central heating via a combination boiler installed around 2019 the spacious accommodation has a really nice feel, with high ceilings and original fireplaces.

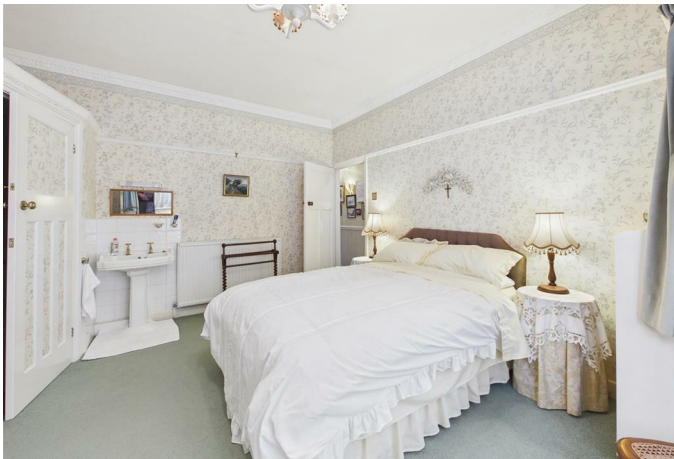
Well equipped breakfast kitchen with utility off, good sized hallway, beautifully proportioned living room with attractive fireplace and broad facing rear bay overlooking the garden and has twin French doors. Large dining room with appealing original fireplace, master bedroom with built in wardrobes, rear facing bay to the garden and en-suite shower room with WC, double bedroom two with side facing bay, vanity unit and en-suite WC. Double bedroom three and large fourth bedroom (presently used as a study). Family bathroom having a four piece suite.

In out driveway provides ample off road parking and access to the wide attached garage.

Stunning large rear garden which extends considerably in depth and also behind the adjacent property which is undoubtedly an important attribute being stocked with an abundance of trees and set down primarily to lawn with plants and shrubs.



- Outstanding opportunity
- Four bedroomed and two bathroomed detached 1920s bungalow
- Exceptionally large plot
- Stunning mature private rear garden
- Sought after locality
- Much loved home for the past 37 years
- In out carriage driveway with ample parking
- No upward chain
- EPC
- Council Tax Band / Tenure





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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