







71 Lea Road

Dronfield • Derbyshire • S18 1SE

£500,000

Occupying a super-sized plot, this five-bedroom detached dormer bungalow is situated in a well-established and highly regarded area of Dronfield. The location is particularly desirable, lying within walking distance of Dronfield town centre, which offers a wide range of shops, supermarkets, and cafés. The train station is close by, along with regular bus services and straightforward road links to Chesterfield and Sheffield. The area is also renowned for its highly regarded schools, nearby green spaces, parks, and walking routes, with the Peak District easily accessible. This is an ideal family home, offering excellent space and fantastic potential to make your own. The property provides scope to develop and reconfigure and is now in need of updating and modernisation, presenting a rare opportunity in a prime location. The front door opens into a porch, which leads into the main hallway. Turning left leads into the living room, a bright space with a bay window and a door opening onto the side patio. The first room on the right of the hallway is a study, featuring a bay window and offering flexibility as a fifth bedroom if required. Further along the hallway, the second left leads into the dining room, another well-proportioned room with a bay window and a door opening into the kitchen, which is fitted with integrated appliances alongside space for freestanding items. A further door from the kitchen provides access to a utility room, which includes a side door leading outside. To the right side of the hallway are two further double bedrooms. One positioned to the side and the other to the rear, benefitting from rear and side windows. Completing the ground floor is a tiled four-piece bathroom, fitted with a bath, corner shower cubicle, wash basin, and WC. To the first floor, there are two additional double bedrooms, both offering generous proportions and useful storage space. One bedroom overlooks the front of the property, while the other enjoys views over the rear garden. This floor is also complemented by a useful WC. Outside, the property continues to impress with a large, enclosed rear garden. The space begins with a patio seating area, which extends to the side and includes a shed, before leading onto a spacious lawn. Further garden areas provide space for trees and shrubs, along with a summerhouse, offering excellent outdoor potential. To the side of the property, there is ample parking, leading to a large double garage.





- Great Plot - Five Bedroom Detached Dormer Bungalow
- Highly Regarded Area of Dronfield
- In Need of Modernising Ready to Make your Own
- Bay Windowed Living Room & Separate Dining Room
- Kitchen w/ Utility Room
- Two Ground Floor Bedrooms & Study/Third Bedroom w/ Four Piece Suite Bathroom
- Two First Floor Double Bedrooms & WC
- Large Enclosed Rear Garden, Patio & Summerhouse
- Ample Driveway Parking & Detached Double Garage
- Council Tax Band D



71 LEA ROAD

APPROXIMATE GROSS INTERNAL AREA = 173.7 SQ M / 1869.3 SQ FT

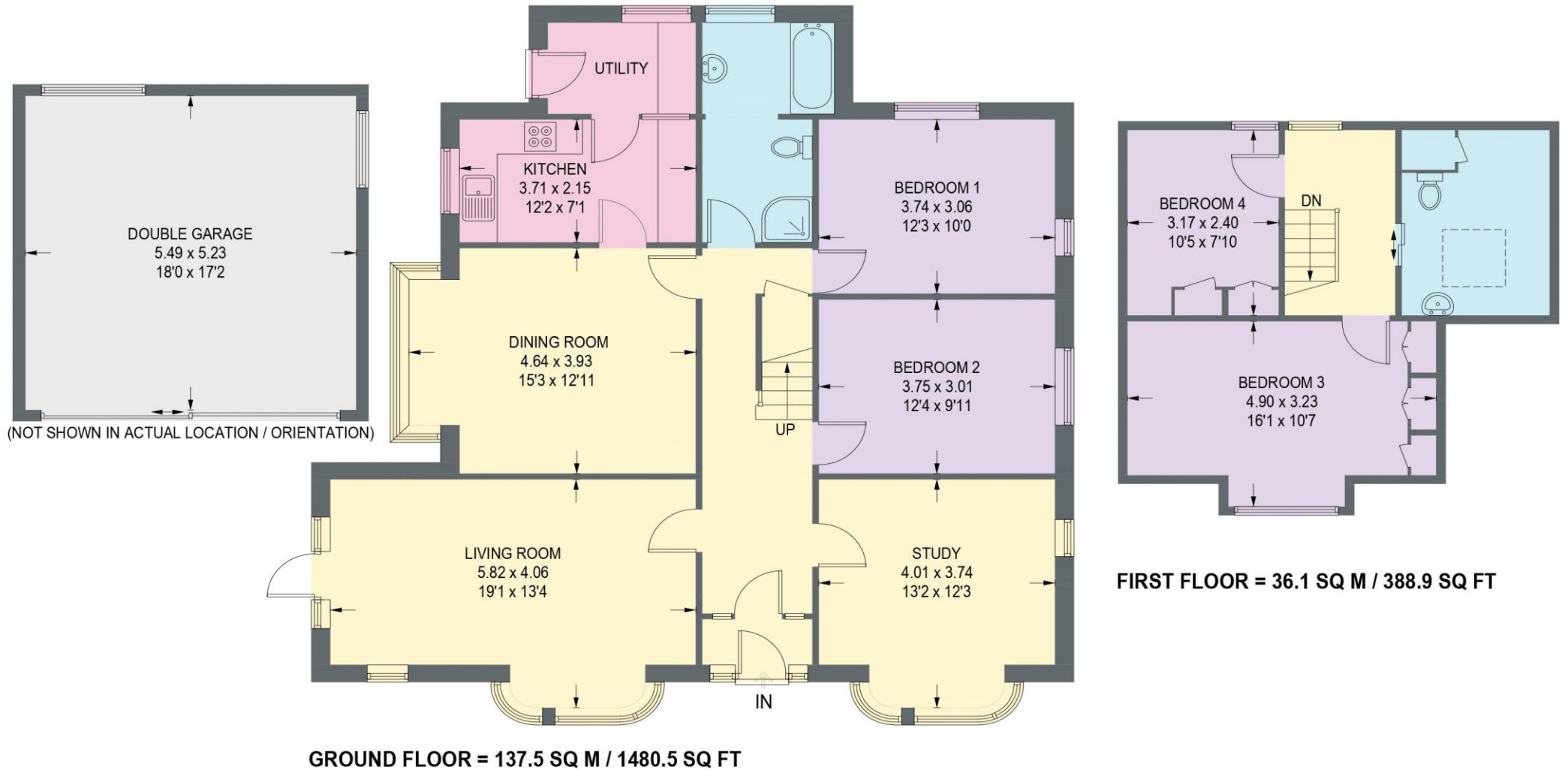


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1291597)



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