







71 Cemetery Road

Dronfield • Derbyshire • S18 1XX

Asking Price £450,000

This beautifully presented, considerably extended four-bedroom, two-bathroom family home offers contemporary living finished to a high standard throughout. Boasting a superb open-plan family space, the property effortlessly combines relaxed day-to-day living with excellent entertaining potential. Benefits from underfloor heating throughout the ground floor, double glazing, log burner, CCTV, security alarm and generous driveway. Freehold. Upon entering, a welcoming front porch with cloakroom leads into a bright and inviting hallway, guiding you to the heart of the home. The generous open-plan living and dining area forms a vibrant central hub, filled with natural light and offering flexible space for both dining and lounging. The kitchen complements the contemporary style with classic solid wood shaker units, granite worktops, and a range of integrated Neff appliances. Three roof Velux windows and French doors enhance the light-filled space, which opens onto the rear garden. A separate utility room with additional storage for washer/dryer leads to a versatile room ideal for an office or playroom, overlooking the garden and also provides access to the garage, which could be developed further into living space if desired. From the dining kitchen, a cosy open fireplace with log burner links to a separate living room decorated in earthy tones with bespoke shutters, offering a homely retreat. Upstairs, four well-proportioned bedrooms are beautifully presented with carpet. The main bedroom features a walk-in wardrobe and a contemporary en-suite shower room, while the family bathroom is modern and fully tiled with a white suite. The landing provides access to loft space with integral lighting and ladder for useful storage. Externally, the property benefits from an attractive, low-maintenance enclosed rear garden, designed with Indian stone, with a rear gate opening directly into the local park, providing a private and leafy backdrop. To the front, a driveway offers off-street parking for multiple vehicles, along with an EV charger. Conveniently positioned close to Dronfield High Street and Civic Centre, the railway station, local restaurants and takeaways, and within the catchment for outstanding primary and secondary schools, this impressive home offers stylish, flexible family living in a highly sought-after location.





- Extended Semi Detached Family Home
- 4 Double Bedrooms & 2 Bathrooms
- Contemporary Open Plan Living
- Finished to a High Standard Throughout
- Modern Kitchen & Bathrooms
- Underfloor Heating & Double Glazing
- Generous Driveway & EV Charger
- Low Maintenance Garden with Indian Stone
- Freehold
- Council Tax Band B, EPC Rating C



71 CEMETERY ROAD

APPROXIMATE GROSS INTERNAL AREA = 143.5 SQ M / 1544 SQ FT



[Dashed Box] = REDUCED HEADROOM BELOW 1.5M / 5'0

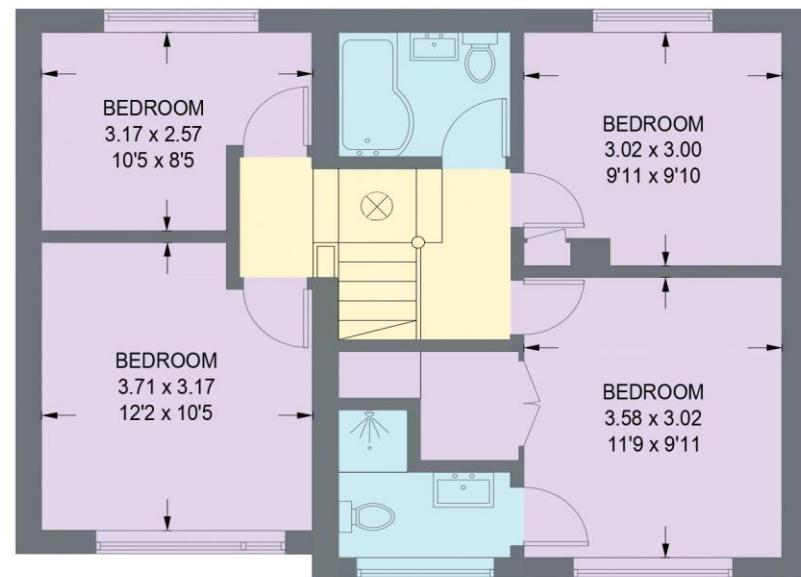


Illustration for identification purposes only,
measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868