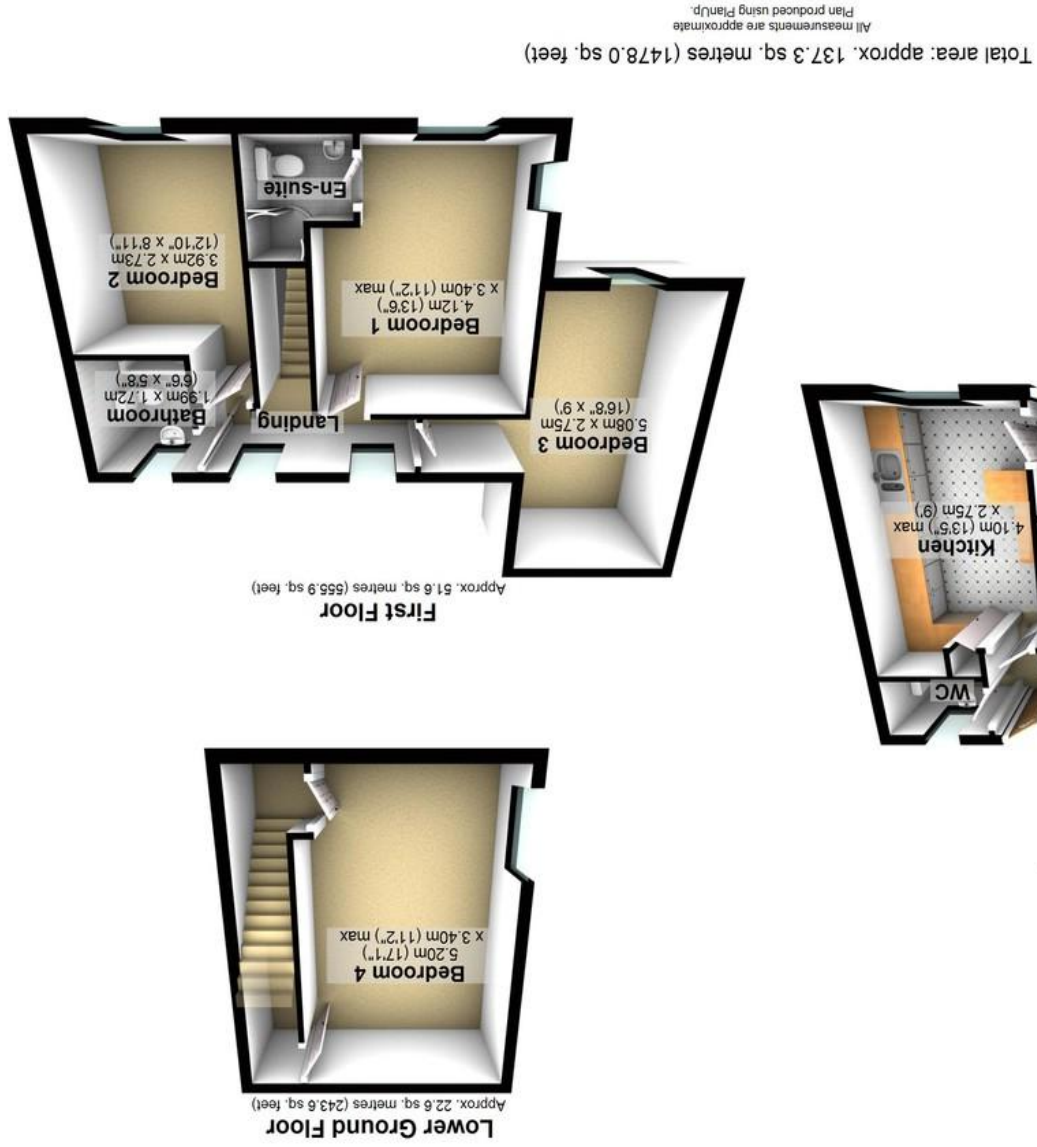


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	

Energy Efficiency Rating: 76 / 85

EU Directive 2002/91/EC
www.epcau.com





11 Hallows Lane | | Dronfield | S18 1SR

Property Tenure: Freehold

An absolutely stunning, immaculately presented and very deceptive four bedroomed, two bathroomed detached stone built family home. Having been tastefully extended to the rear and with super flexible accommodation across three floors the property also enjoys parking, garage and rear garden. Located in the very heart of ultra popular Dronfield village with numerous local independent, shops, amenities, cafes and restaurants all within a short stroll. Falling within catchment for top local schools, easy access to the train station and of course the Peak District is right next door. Perfectly suited to the growing family market the accommodation that must be viewed internally to be fully appreciated in brief comprises entrance hall, lounge, garden room, open plan kitchen, WC, on the lower ground floor is bedroom four/office or play room. On the first and second floor are three super spacious bedrooms with en-suite to the master and additional family bathroom.



PROPERTY FEATURES

- FOUR BEDROOMED STONE BUILT DETACHED
- EXTENDED TASTEFULLY TO THE REAR
- OFF ROAD PARKING GARAGE AND GARDEN
- THREE FLOORS OF QUALITY ACCOMMODATION
- PERFECT FOR THE GROWING FAMILY MARKET
- HEART OF DRONFIELD VILLAGE
- EXCELLENT LOCAL SCHOOLING CATCHMENTS
- EASY ACCESS TO LOCAL AMENITIES AND THE OPEN COUNTRYSIDE
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- FREEHOLD COUNCIL TAX BAND C £1,841.65

GUIDE PRICE £375,000-£385,000

