



144 Holmley Lane, Dronfield, S18 2HS



144 Holmley Lane

Offers In The Region Of
£295,000

A sensibly priced three bedroomed semi detached house being equally ideal for a professional couple, family with older children or the early retired with tiered garden and far reaching views.

Forming part of this sought after residential area with Dronfield which offers a good range of local amenities including renowned schooling, excellent transportation links to Sheffield, Chesterfield and the motorway network, train station and parks.

The surprisingly well proportioned accommodation offers a gas fired central heating system, Upvc double glazing and briefly comprises: Hall, shower room, spacious living room with views to the front, dining room with French doors leading onto the rear garden, good size fitted dining kitchen. First floor landing with master bedroom having fitted mirrored sliding door wardrobes to one wall, double bedroom two and single bedroom three (presently used as an office). Family bathroom with suite in white.

Outside: broad off road parking on the driveway which leads into the single undercroft garage with large utility room and additional store where the combination Boiler is fitted.

Steps up to the side door with level lawned garden and block paved sitting out area, tiered gardens lead up the steps with an abundance of well established shrubs and superb far reaching views towards Sheffield.



- 1247 sq ft of accommodation
- Two reception rooms and two bath/shower rooms
- Fitted kitchen and large ground floor utility
- Double glazing and central heating via the combi boiler
- Popular and established residential location
- Close to nearby local amenities including renowned schooling, train station and parks
- Broad driveway and undercroft garaging and store
- EPC:
- Council Tax Band:
- Tenure:



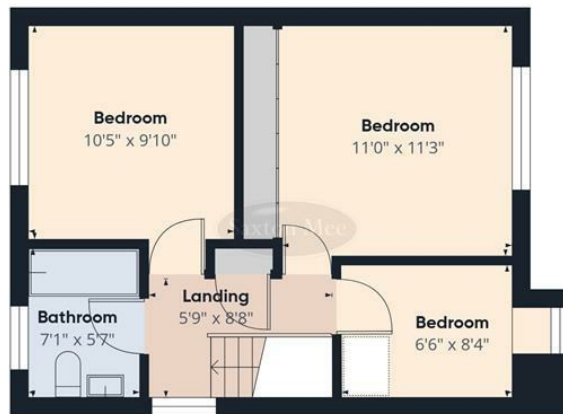




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1247 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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