



69 Hallowes Lane  
Dronfield  
S18 1ST





## 69 Hallowes Lane, Dronfield

£795,000

This stunning four bedroomed and three bathroomed detached dormer bungalow has been stylishly extended and re-imagined creating a truly impressive home equally ideal for a family or couple.

Enviably located within this highly sought after locality only a few hundred yards from the golf course and within easy reach of renowned local schooling, parks and train station. Extensively re-furbished throughout to an exceptionally high standard, the property benefits from a large rear extension, has been re-roofed, fully re-plastered, re-wired, new windows and doors, new gas fired central heating system with new fittings throughout. The accommodation which extends to 2138 sq feet briefly comprises: superb timber canopied porch, spacious reception hall, elegant living room with feature fireplace and log burner, two double bedrooms, superb new bathroom with separate walk in shower, amazing open plan dining kitchen/family room with large roof lantern and oversized patio doors to the rear elevated decked entertaining terrace. The kitchen is stylishly fitted out with marble working surfaces and central breakfasting island. Recessed area with bar. Walk in store and pantry, downstairs cloakroom/WC leading off. Utility housing the un-vented pressurised cylinder.

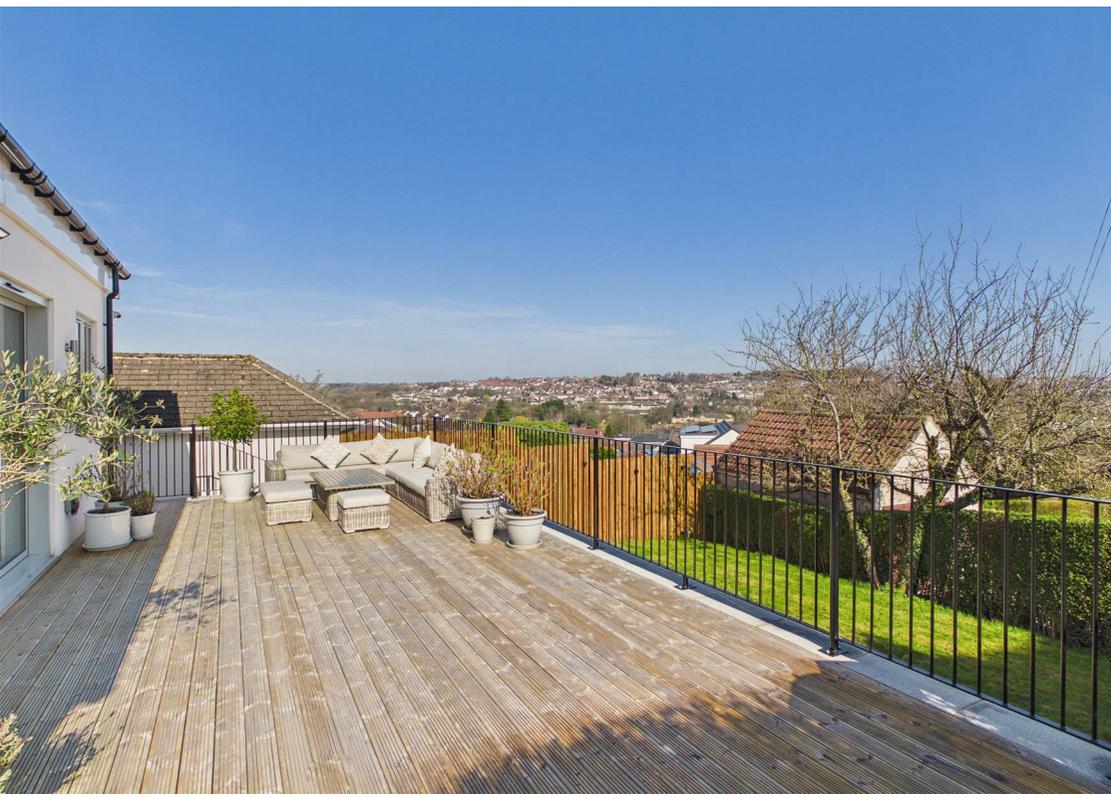
First floor landing with bespoke spindled balustrading. Master suite with built in wardrobes and superb views to the rear. Stunning en-suite shower room with his and her wash basins, double bedroom two again with built in wardrobes and outstanding en-suite shower room.

Outside: broad tarmac driveway provides ample off road parking for several vehicles, large new decked and balustraded raised entertaining terrace taking advantage of the views to the rear and having steps down to the mainly lawned garden beyond with raised beds.

- Truly stunning four bedroomed and three bathroomed property
- Extensive scheme of works throughout including new roof, re-wiring, re-plumbing (new central heating system) , new windows and doors
- Sought after residential area
- Renowned local schooling
- EPC
- Stylishly re-furbished and extended
- High quality fittings throughout including colonial style window shutters
- Large decked entertaining terrace
- 2138 sq ft of deceptively well proportioned accommodation
- Council Tax Band: Tenure: Freehold











Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

2138 ft<sup>2</sup>

Reduced headroom

51 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

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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