



## 11 Dale Road, Dronfield, S18 1YG

- NO CHAIN
- PUT YOUR OWN STAMP TO
- CUL DE SAC
- THREE BEDROOM SEMI
- HIGHLY POPULAR LOCATION
- VIEW NOW

**Offers In The Region Of £250,000**

**HUNTERS®**  
HERE TO GET *you* THERE

**OFFERED WITH NO CHAIN - THREE BEDROOM SEMI DETACHED HOUSE  
- DRIVEWAY PARKING & DETACHED GARAGE!**

**MAKE THIS PROPERTY YOUR OWN**, the property comprises:- entrance hall, through lounge / diner, kitchen, three first floor bedrooms & bathroom / WC.

Externally the property has front lawn, driveway parking with detached garage & rear garden.

A cul-de-sac location backing onto cemetery.

Dronfield is a highly sought-after town nestled between Sheffield and Chesterfield, offering the perfect balance of countryside charm and excellent connectivity. Surrounded by beautiful Derbyshire scenery and located on the edge of the stunning Peak District National Park, the area is ideal for buyers seeking a semi-rural lifestyle without compromising on convenience.

The town boasts a strong sense of community along with an excellent range of local amenities, including independent shops, supermarkets, cafés, traditional pubs and well-regarded restaurants. There are a number of highly rated primary and secondary schools, making it particularly popular with families.

For commuters, Dronfield benefits from its own train station with regular services to Sheffield, Chesterfield and beyond, as well as easy access to the M1 motorway network. Nearby parks, walking trails and golf courses provide plenty of opportunities for outdoor recreation.

Combining a welcoming community atmosphere, reputable schools and superb transport links, Dronfield remains one of North East Derbyshire's most desirable residential locations.

**LEASEHOLD | COUNCIL TAX BAND B**

**VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS NOW TO BOOK YOUR VIEWING!**

**LEASE INFORMATION:**

200 year lease from March 1967 - 141 years remaining.





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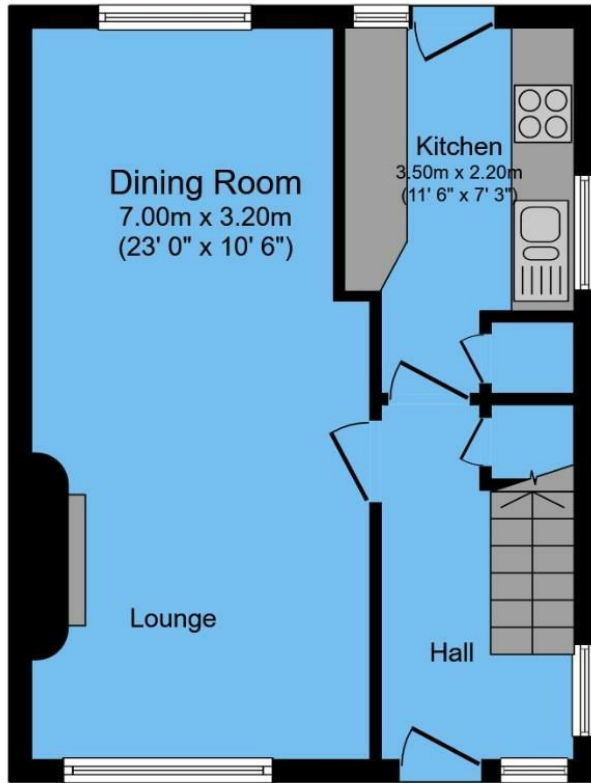
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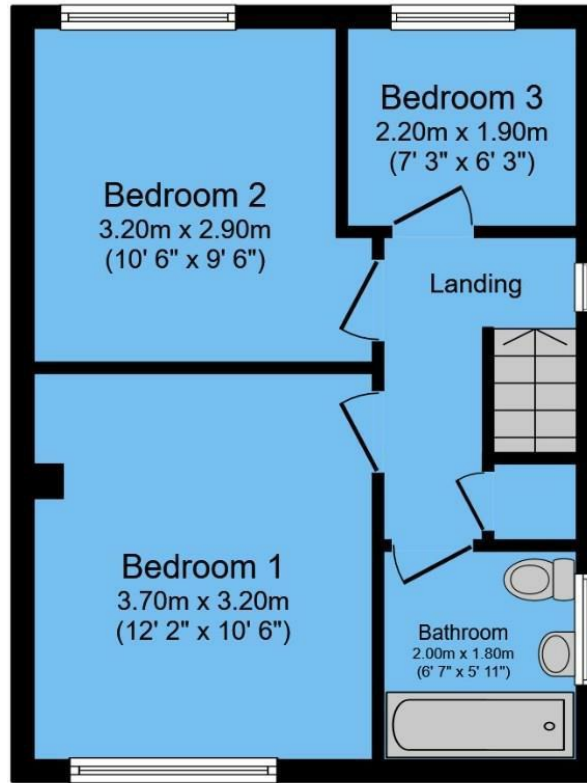
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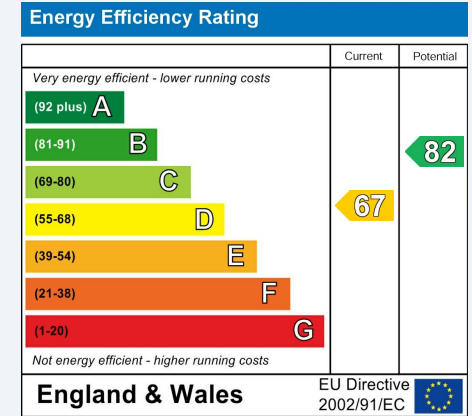
**Ground Floor**



**First Floor**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Total floor area 72.8 sq.m. (784 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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