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**23 Hollies Close, Dronfield**

Dronfield

Offers in Region of **£295,000**

## 23 Hollies Close

Dronfield, Dronfield

Only upon a detailed internal viewing will the true style and size of this stunning, three bedroom, two bathroom, semi-detached property be fully revealed. Finished to an extremely high standard by the current vendors with absolutely no expense spared to create this breathtaking contemporary home framed by both the open plan kitchen/living diner and master bedroom to their taste first floor. With true feeling of unique personal touches running throughout the property has been expertly planned and designed to ensure it can cater for a wide audience including the professional couple, family and those looking to downsize. With two generous bedrooms on the ground floor and a bathroom together with lovely front views, off road parking, garage and rear garden. Quietly tucked away on this no through road within the very heart of popular Dronfield number 23 is within easy access of numerous amenities, excellent schooling catchments are also available, the train station is close by and it's worth remembering that The Peak District is on the doorstep.

Council Tax band: B

Tenure: Leasehold

- STUNNING THREE BEDROOM TWO BATHROOM SEMI-DETACHED BUNGALOW PROPERTY
- FINISHED INTERNALLY TO THE VERY HIGHEST OF STANDARDS BY THE CURRENT VENDORS WITH NO EXPENSE SPARED
- CONTEMPORARY BESPOKE FINISHING TOUCHES THAT HAVE BEEN CLEVERLY THOUGHT OUT
- INCREDIBLE MASTER BEDROOM TO THE FURST FLOOR WITH EN-SUITE AND FAR REACHING VIEWS
- FLEXIBLE ACCOMMODATION ACROSS TWO SPACIOUS





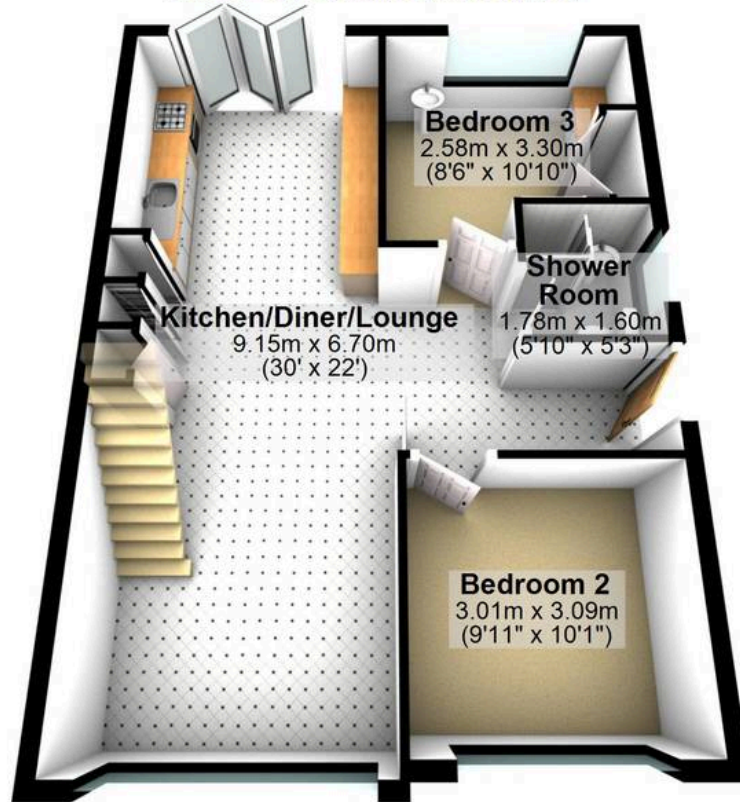
**Garage**  
Approx. 17.3 sq. metres (186.3 sq. feet)



**Garage**  
4.93m x 3.51m  
(16'2" x 11'6")

## Ground Floor

Approx. 60.7 sq. metres (653.6 sq. feet)



**Bedroom 3**  
2.58m x 3.30m  
(8'6" x 10'10")

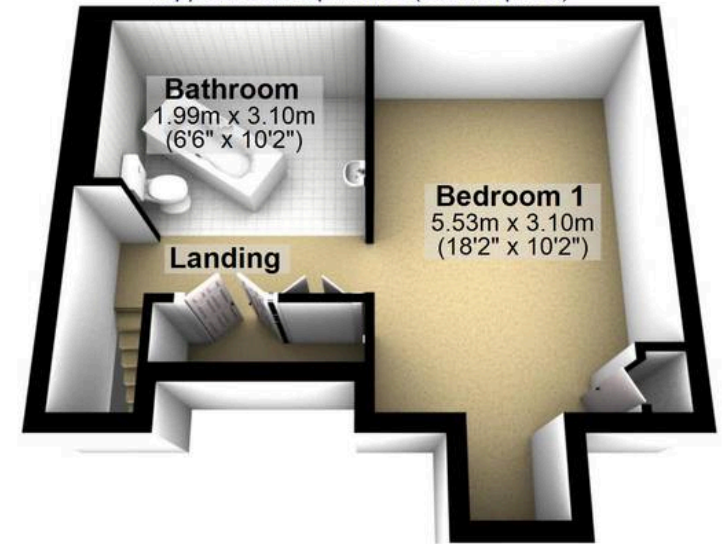
**Shower Room**  
1.78m x 1.60m  
(5'10" x 5'3")

**Kitchen/Diner/Lounge**  
9.15m x 6.70m  
(30' x 22')

**Bedroom 2**  
3.01m x 3.09m  
(9'11" x 10'1")

## First Floor

Approx. 28.2 sq. metres (303.4 sq. feet)



**Bathroom**  
1.99m x 3.10m  
(6'6" x 10'2")

**Landing**

**Bedroom 1**  
5.53m x 3.10m  
(18'2" x 10'2")

Total area: approx. 106.2 sq. metres (1143.3 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.