

Holmley Lane, Coal Aston Dronfield



welcome to

Holmley Lane, Coal Aston Dronfield

GUIDE PRICE £290,000 - £300,000 This beautiful semi-detached home offers stunning countryside views and is located in a highly sought-after area. With excellent schools nearby and easy access to the Peak District, this is an opportunity you won't want to miss!





Discover an exceptional opportunity to own a beautiful three-bedroom, two-bathroom home, perfectly situated in the heart of Coal Aston. Boasting a prime location near excellent schools and offering breathtaking views, this property truly has it all.

The ground floor features a spacious kitchen/diner and a comfortable lounge, perfect for both everyday living and entertaining. On the first floor, you'll find two generously sized double bedrooms and a stylish family bathroom. The second floor is dedicated to the impressive master bedroom, complete with its own en-suite for added privacy and convenience.

Outside, the property offers a large, well-maintained rear garden, ideal for outdoor activities, along with off-street parking for your convenience.

Entrance Hall

Lounge 16' 3" x 10' 10" (4.95m x 3.30m)

Dining Kitchen 17' 10" x 8' 1" (5.44m x 2.46m)

Landing

Bedroom Two 14' 6" x 10' 11" (4.42m x 3.33m)

Bedroom Three 10' 10" x 10' 5" (3.30m x 3.17m)

Main Bathroom

Second Floor Landing

Bedroom One 16' 1" x 10' 6" (4.90m x 3.20m)

En-Suite

Outdoors











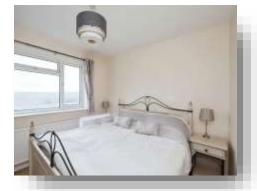
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Holmley Lane, Coal Aston Dronfield

- GUIDE PRICE £290,000 £300,000
- THREE-BEDROOM, TWO-BATHROOM HOME offering a unique opportunity
- Located in a PRIME LOCATION NEAR EXCELLENT SCHOOLS
- SPACIOUS KITCHEN/DINER and a COMFORTABLE LOUNGE
- TWO GENEROUSLY SIZED DOUBLE BEDROOMS and a STYLISH FAMILY BATHROOM.

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 800 years from 24 Jun 1959. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.





view this property online williamhbrown.co.uk/Property/SBC107094



Property Ref:

SBC107094 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Please note the marker reflects the postcode not the actual property