



Holmley Lane, Coal Aston Dronfield

welcome to

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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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SBC107094 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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