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30 Ferndale Road, Coal Aston, Dronfield, S18 3BU

£350,000

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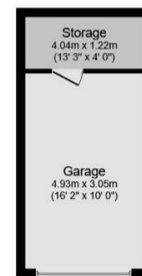
Ground Floor

Floor area 80.8 sq.m. (869 sq.ft.)



First Floor

Floor area 41.4 sq.m. (446 sq.ft.)



Garage

Floor area 19.0 sq.m.
(204 sq.ft.)

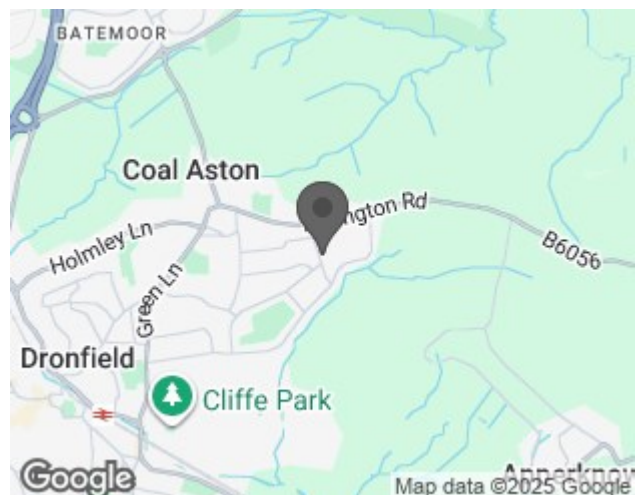
Total floor area: 141.2 sq.m. (1,520 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Bungalow - Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Leasehold

Summary

Situated in the sought-after area of Coal Aston, this charming three-bedroom detached dormer bungalow on Ferndale Road offers a delightful blend of comfort and convenience. Available with no onward chain, this property is perfect for those looking to settle into a welcoming community.

Upon entering, you are greeted by a side entrance that leads into the dining room, complete with stairs that ascend to the first floor. The well-appointed kitchen, located at the rear, features a practical 'U' shaped design with ample wall and base units, making it an ideal space for culinary enthusiasts. The extended living room is a highlight of the home, boasting an ornamental fireplace that adds a touch of character, along with sliding patio door that open directly onto the garden, creating a seamless connection between indoor and outdoor living.

The bungalow comprises two generously sized double bedrooms at the front, with the primary bedroom benefiting from extra deep built-in wardrobes, providing plenty of storage space. Ascending to the first floor, you will find a landing that leads to an attic room, which can serve as a versatile space, along with the third bedroom, perfect for guests or as a home office.

Externally, the property offers off-road parking ensuring convenience for residents and visitors alike. The undercroft garage provides additional storage or parking options. The rear garden is a true gem, featuring an enclosed and easily maintained space with a patio seating area and a lush lawn, ideal for enjoying sunny afternoons or entertaining guests.

This delightful bungalow presents an excellent opportunity for families, retirees, or anyone seeking a peaceful retreat in a vibrant neighbourhood. Don't miss your chance to make this lovely property your new home.

Features

- Three bedrooms - two ground floor and one first floor
- Two reception rooms and fitted "U" shaped kitchen
- Additional attic room
- Tiled shower room
- Off road parking to the front
- Undercroft garage
- No onward chain
- Energy Performance Rating