



40 Coniston Road, Dronfield Woodhouse, Dronfield, S18 8PZ



40 Coniston Road

Dronfield Woodhouse

Chain Free

£440,000

Superbly situated; this well presented four bedroomed detached house occupies an enviable corner plot with double drive, ample parking and double garage.

Standing only a few hundred yards from the good range of local amenities off Pentland Road along with the nearby park and doctors, the property is offered for sale with no upward chain with a Baxi gas fired boiler which was installed in 2015 and has been serviced annually. With uPVC double glazing throughout along with air conditioning units to the three main bedrooms and living room. Porch, hall, study, downstairs WC, through lounge/dining room, well equipped kitchen fitted in 2021, large utility which is an extension, landing, four bedrooms and excellent shower room.

New floor coverings to the lounge/diner, hall, kitchen and utility room (carpets and laminate flooring) which was replaced in 2021 when the kitchen was refitted. Bathroom tiles and flooring also replaced at this time along with renewed electrics and light in the garage.

Attractive garden which extends from the rear to the side and enjoys a southerly facing aspect with patio, superb recent summerhouse.



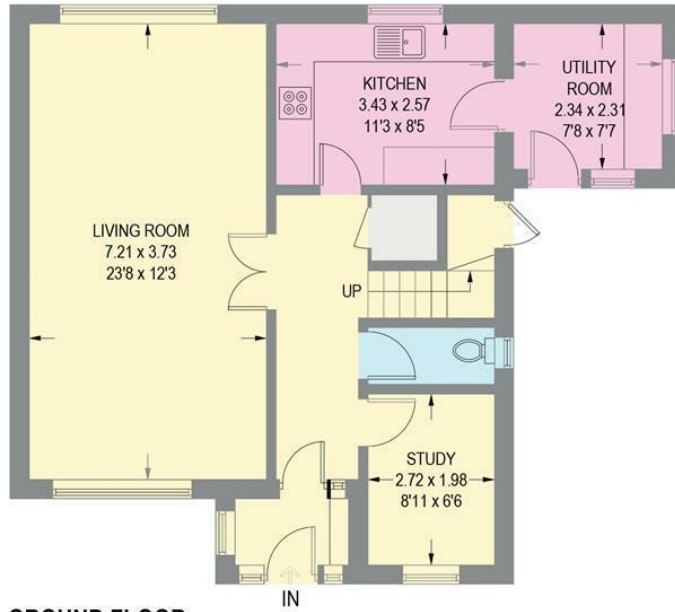
- Superb position
- Well presented
- Air conditioning units to four rooms
- Automated curtains to bedroom one, living room and dining area
- Open front aspect
- Double width drive with ample parking
- Double garage
- Very good size south facing garden and summerhouse
- EPC: C
- Freehold / Council Tax Band: D



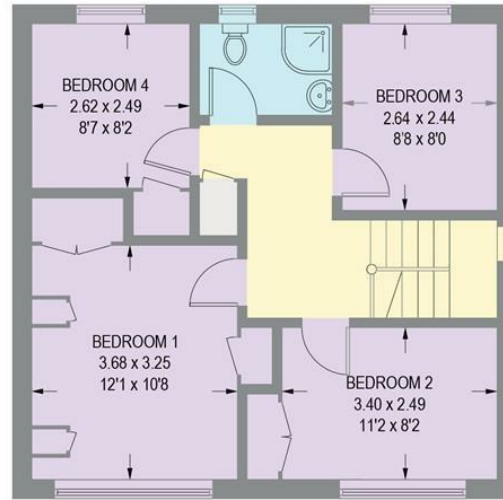


40 CONISTON ROAD

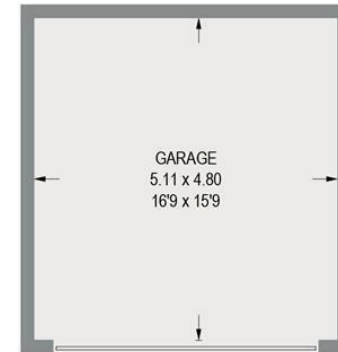
APPROXIMATE GROSS INTERNAL AREA = 117.5 SQ M / 1264 SQ FT
GARAGE = 24.5 SQ M / 264 SQ FT
TOTAL = 142.0 SQ M / 1528 SQ FT



GROUND FLOOR
64.6 SQ M / 695 SQ FT



FIRST FLOOR
52.9 SQ M / 569 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. *A Life Assurance policy may be requested.* *Written Quotations of credit terms available on request.*

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