



25 Coniston Road, Dronfield Woodhouse, Dronfield, S18 8PY



25 Coniston Road

Dronfield Woodhouse

£550,000

Saxton Mee are excited to have the opportunity of offering for sale this truly stunning FOUR DOUBLE BEDROOMED detached house which has been stylishly remodelled into a beautiful contemporary family home.

Enviably located close to the park, renowned schooling and nearby shops this most impressive property stands on a corner plot with a large private rear garden and has been extensively refurbished to include a new roof in 2010. The garage is fully insulated and built to first floor level with drainage provision in place ready to extend above to create a master en-suite (subject to necessary planning permission).

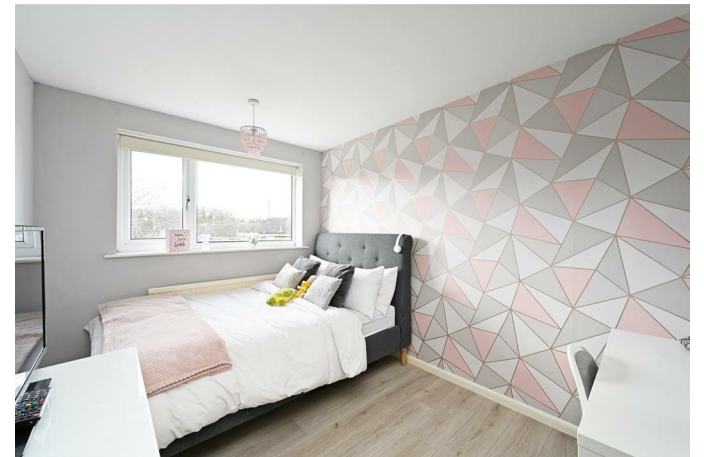
Offering gas fired central heating and uPVC double glazing the property briefly comprises: spacious light reception hall with 'Hormann' front door, downstairs cloakroom/WC, stunning open plan living/dining kitchen with contemporary units by 'Square Kitchen' including two 'Siemens' ovens, boiling hot tap and induction hob, bi-fold doors to the rear garden and stone paved entertaining terrace, excellent utility, lounge. Water fed underfloor heating to the kitchen and lounge. First floor landing with glass balustrading to the staircase, four excellent double bedrooms and superb family bathroom.

Paved forecourt, 'Hormann' double garage electric door. Very large private rear garden ideal for children or pets being attractively set out with stone paved terrace and lawn. The insulated garage can be converted to living space if desired, with structural plans and calculations for a doorway from the kitchen



- Stylishly remodelled
- Beautifully appointed
- Most impressive open plan living/dining kitchen with bi-fold doors to the rear
- Water fed underfloor heating to the kitchen and lounge
- Four good size bedrooms
- Excellent family bathroom
- Ample parking and large double garage
- The insulated garage can be converted to living space if desired, with structural plans and calculations for a doorway from the kitchen
- EPC: C
- Council Tax: Tenure: Freehold





25 CONISTON ROAD

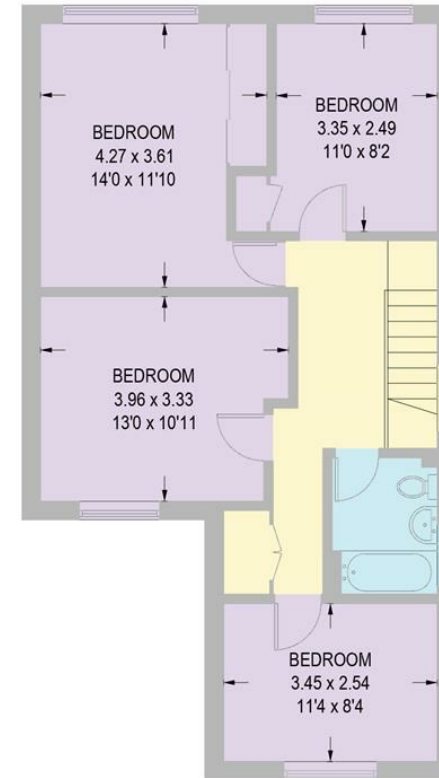
APPROXIMATE GROSS INTERNAL AREA = 126.5 SQ M / 1362 SQ FT

GARAGE = 27.9 SQ M / 300 SQ FT

TOTAL = 154.4 SQ M / 1662 SQ FT



GROUND FLOOR
62.7 SQ M / 675 SQ FT
(EXCLUDING GARAGE)



FIRST FLOOR
63.8 SQ M / 687 SQ FT

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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