



114 Coniston Road, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8NZ

Saxton Mee

# 114 Coniston Road

## Dronfield Woodhouse

### £315,000

A superb opportunity to purchase a very sensibly priced semi detached family home which has been considerably extended to now offer four double bedrooms. There is considerable potential to extend the ground floor accommodation by utilising the area of the car port (subject to any necessary consents).

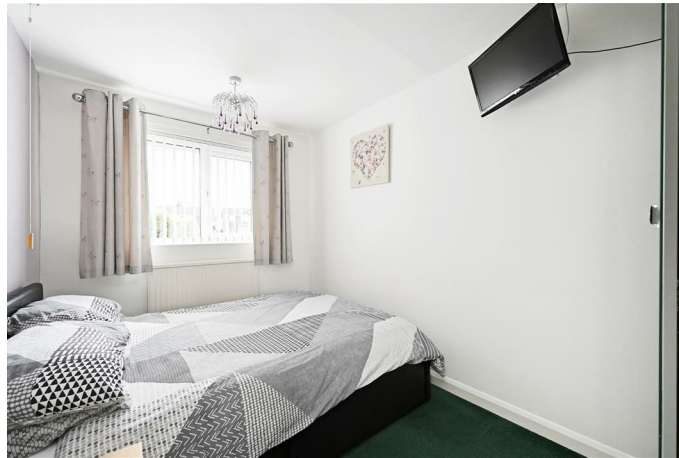
Most conveniently located within this popular and well established area with nearby park, renowned schooling, shops and supermarket. Offering has fired central heating via a combination boiler which has been recently serviced and uPVC double glazing (many of which have been replaced this year) the property briefly comprises : entrance hall, living room , well equipped dining kitchen with integrated appliances and doors opening to the garden. Landing off which opens a beautifully proportioned master bedroom which encompasses two bedrooms into one and three further good size bedrooms, all able to accommodate a double bed and excellent family bathroom.

Drive, car port, single garage and private south westerly facing rear garden set down mainly to lawn.



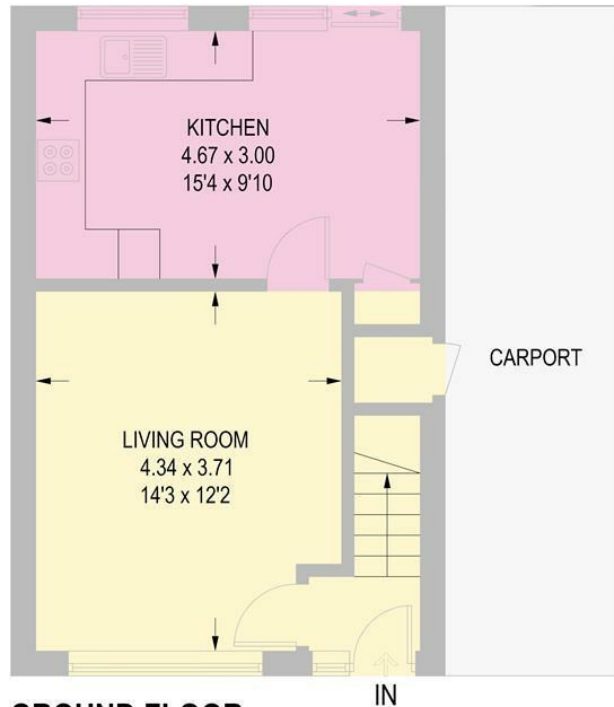
- Great affordable family home
- Four good size first floor bedrooms
- Exceptionally large master bedroom
- UPVC double glazing (many new windows in 2024) and gas central heating
- Sought after location
- Renowned local schooling
- Established south west facing rear garden
- EPC: D
- Tenure
- Council tax band



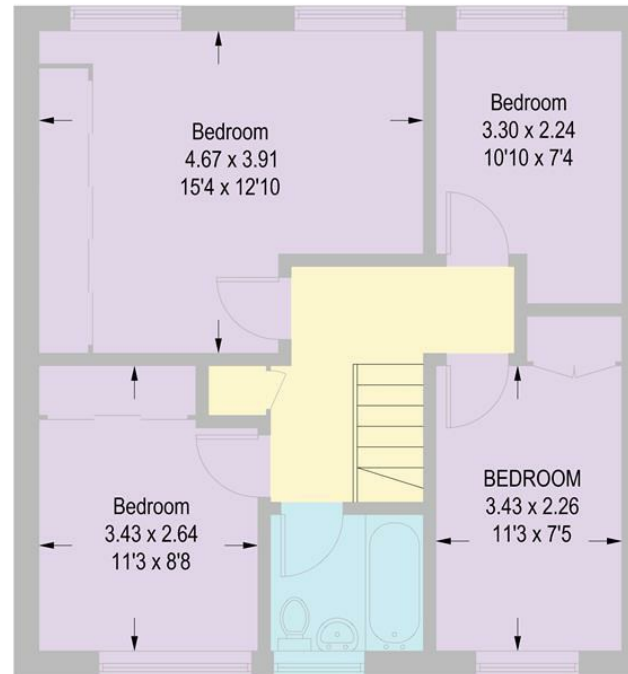


# 114 CONISTON ROAD

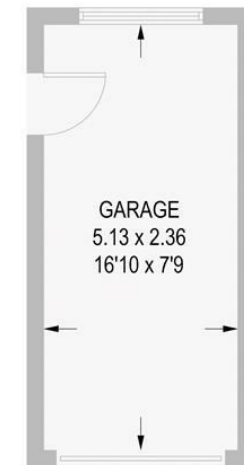
APPROXIMATE GROSS INTERNAL AREA = 88.1 SQ M / 948 SQ FT  
GARAGE = 12.1 SQ M / 130 SQ FT  
TOTAL = 100.2 SQ M / 1078 SQ FT



**GROUND FLOOR**  
**35.2 SQ M / 379 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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