



2 Meadow Close, Coal Aston, Dronfield, S18 3AR

Saxton Mee

# 2 Meadow Close

## Coal Aston

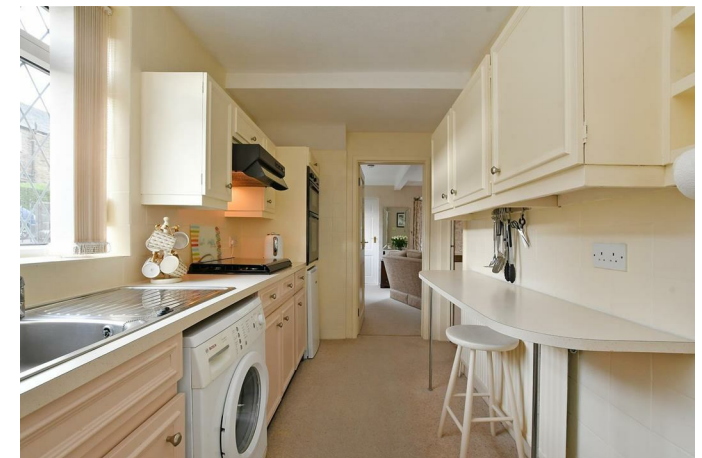
### £300,000

Sensibly priced, this excellent three bedroomed detached house is perfect for a family or professional couple being conveniently located set away from the main thoroughfare on a favoured corner plot yet relatively close to the centre of this popular village which is well served by a host of local amenities.

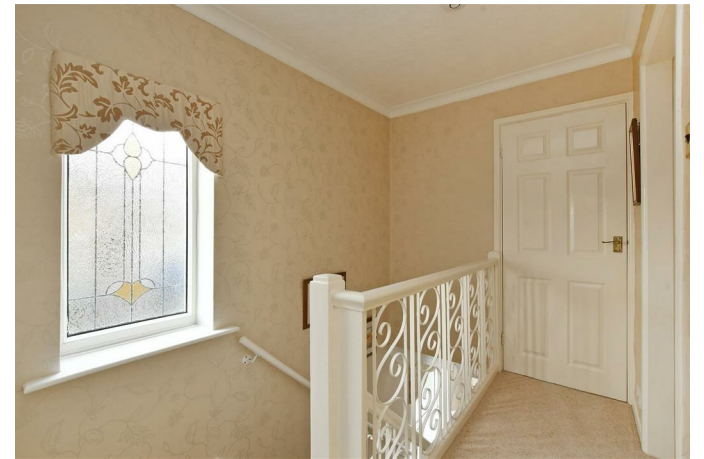
Coal Aston affords superb access to the city centre of Sheffield and motorway network links along with Dronfield itself which has a comprehensive range of facilities including renowned schooling.

The property has been well maintained and benefits from uPVC double glazing, gas fired central heating and briefly comprises: entrance area which has been opened through into the living room to form a beautifully proportioned principle room with bay window and contemporary style fireplace, well equipped kitchen with integrated appliances which would lend itself to being opened through to the adjacent god sized dining room. Garden/sun room. Landing, two double bedrooms, single bedroom and shower room.

Attractive rockered garden to the front, lawn with borders to the side, block paved sitting out area to the rear along with drive and single detached garage.



- Three bedroomed detached house
- Detached single garage
- Excellent principle reception room with bay window
- Shower room
- Convenient location - close to renowned local schooling
- Corner plot
- No Chain
- Tenure: Leasehold
- Council Tax Band: C
- EPC: E



## 2 MEADOW CLOSE

APPROXIMATE GROSS INTERNAL AREA = 91.1 SQ M / 980 SQ FT

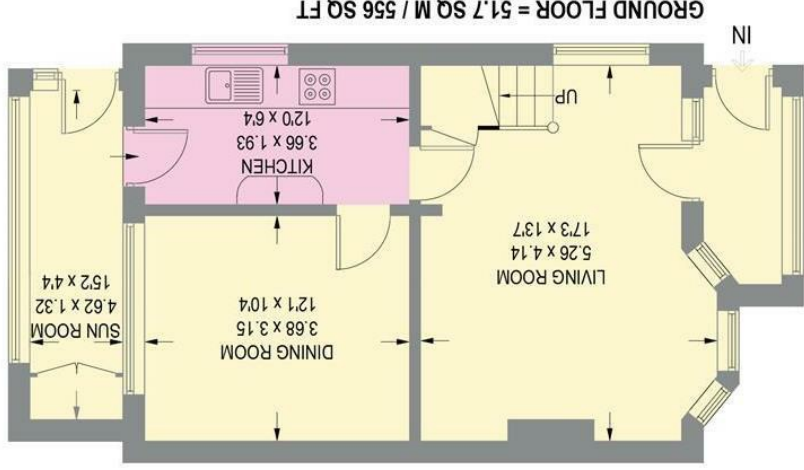
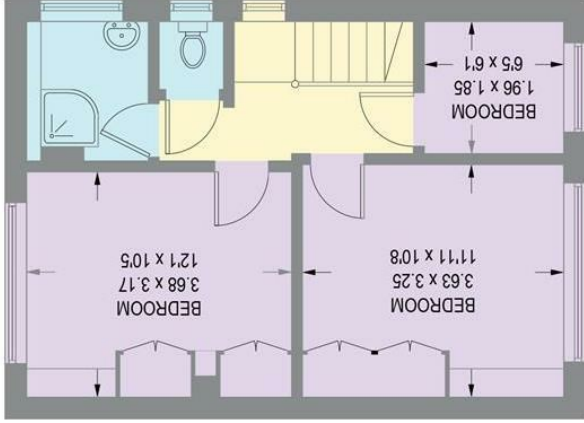


Illustration for identification purposes only, measurements are approximate, not to scale.

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