



4 Meadow Close, Coal Aston, Dronfield, Derbyshire, S18 3AR

Saxton Mee

4 Meadow Close

Coal Aston

Price Guide

£375,000

Guide Price £375,000 - £390,000

Truly stunning; this stylishly presented four bedroomed semi detached house is perfect for a family standing on a small cul-de-sac within this highly desirable residential area of Coal Aston. There are a good range of local amenities including shops, train station, renowned schooling and the nearby countryside walks as the property backs onto fields.

Thoughtfully extended the property has been beautifully refurbished and offers gas fired central heating, uPVC double glazing and briefly comprises: porch, reception hall, living room with bay window, impressive open plan beautifully equipped living/ dining kitchen area with central breakfasting island and adjacent utility. Large side hall which could easily double as a play area. First floor landing, two excellent double bedrooms, two single bedrooms (although one easily accommodated a 3/4 size bed), stunning recent bathroom.

Resin driveway laid in 2024. Private enclosed rear garden with composite decked entertaining area, lawn and excellent studio/home office being perfect for someone working from home.



- Four bedroomed family home
- Considerably extended and stylishly presented
- Impressive open plan living/dining kitchen with central island
- Recent resin driveway
- Bay windowed lounge
- Superb family bathroom
- Close to a range of amenities
- EPC: C
- Tenure
- Council Tax Band C



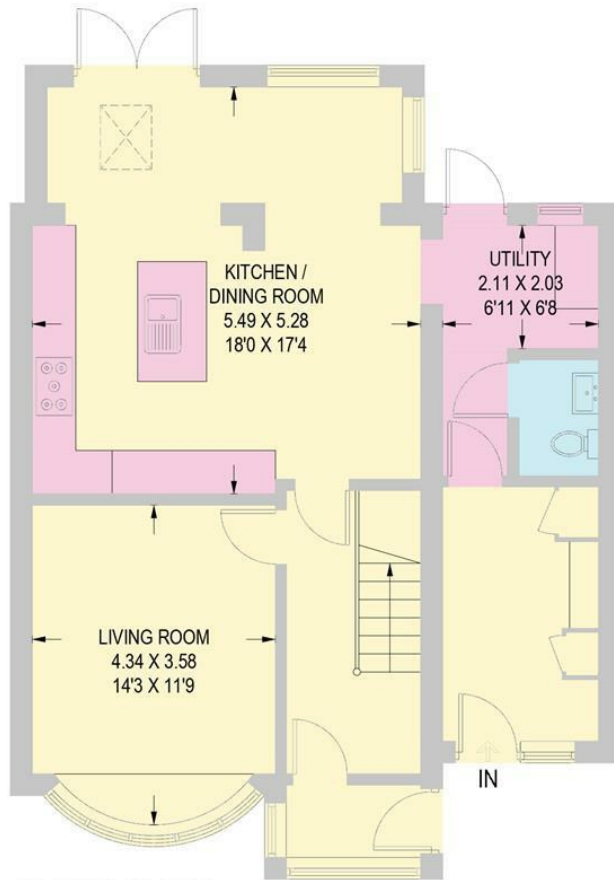


4 MEADOW CLOSE

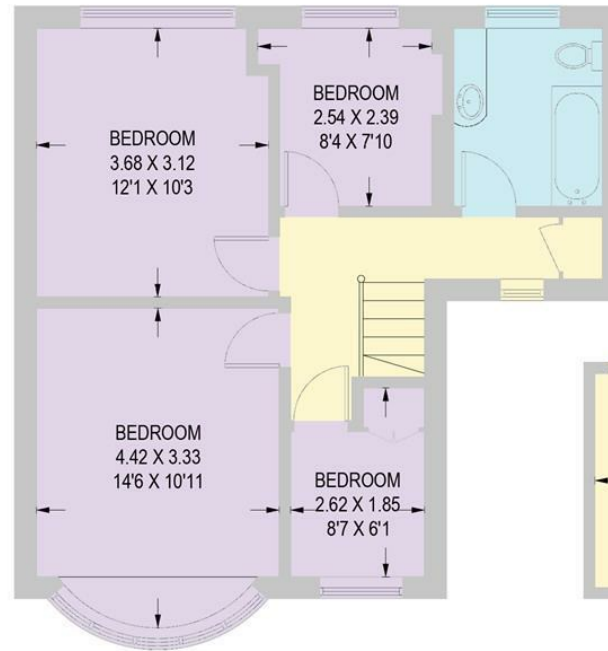
APPROXIMATE GROSS INTERNAL AREA = 118.7 SQ M / 1277 SQ FT

GARDEN ROOM = 10.3 SQ M / 111 SQ FT

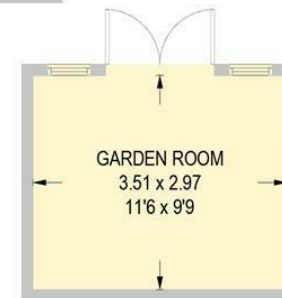
TOTAL = 129.0 SQ M / 1388 SQ FT



GROUND FLOOR
69.9 SQ M / 752 SQ FT



FIRST FLOOR
48.8 SQ M / 525 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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