



152 Eckington Road, Coal Aston, Dronfield, Derbyshire, S18 3AZ

Saxton Mee



# 152 Eckington Road

## Coal Aston

### £625,000

A most impressive fully refurbished FOUR DOUBLE BEDROOMED detached house situated well back from the main road with generous level south facing rear garden and views over open fields to the front.

The property has undergone a full scheme of renovation to include a new central heating system, new double glazed windows and doors, re-plastered and re-wired and would be an ideal purchase for a family as the renowned local schooling is close by.

The superbly stylish accommodation briefly comprises: entrance porch, entrance hall, cloakroom/WC, snug/sitting room to the front, fantastic open plan dining room/fitted kitchen with bi-fold doors to the rear and a range of gloss kitchen units with contrasting worksurfaces and a central island, spacious living/sun room, utility room. To the first floor landing opens four good size double bedrooms, (three having fitted wardrobes along one wall) and a luxurious family bathroom with separate walk in shower.

To the front of the property is ample off road parking and garage store where the boiler is installed. To the rear is an established flat lawned garden with patio entertaining terrace and well stocked borders.



- Fully refurbished during the past two years
- Stunning open plan dining kitchen / family/sun room to the rear with bi-fold doors to the garden
- Four double bedrooms and luxurious family bathroom
- Beautiful south facing private level rear garden and views to the front over open fields
- Convenient location close to renowned local schooling
- Stylishly presented throughout
- Re-plastered, re-wired, new central heating system, new windows and doors
- EPC: D
- Council Tax Band: E
- Tenure: Freehold







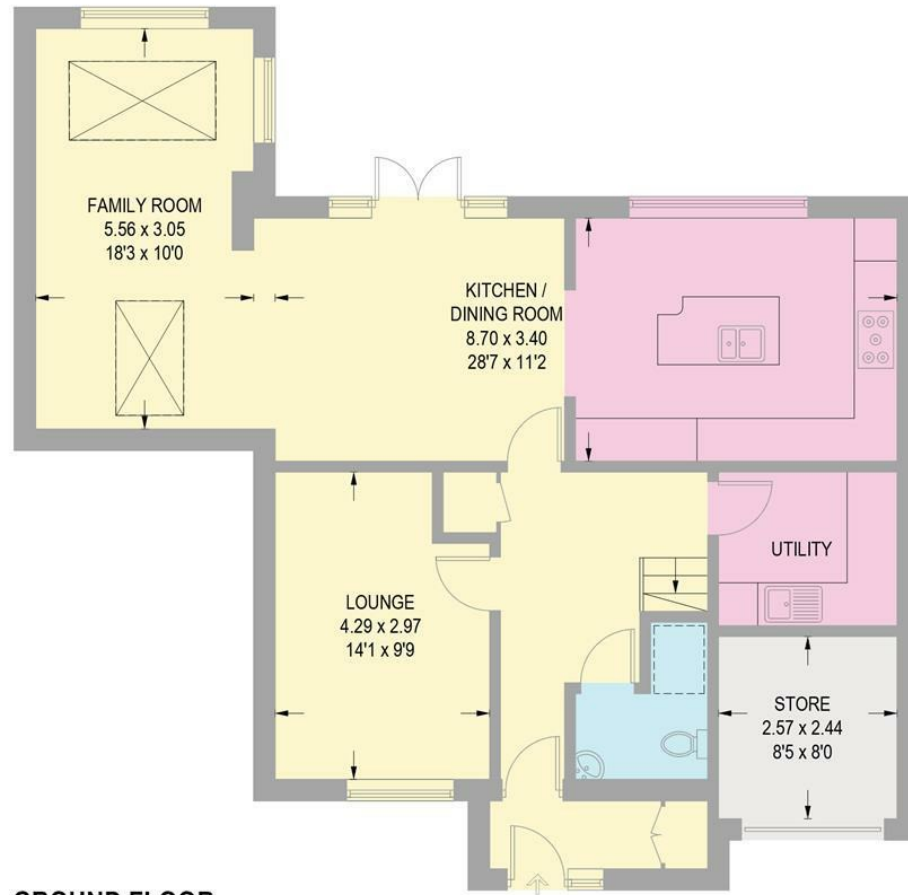


# 152 ECKINGTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 153.0 SQ M / 1647 SQ FT

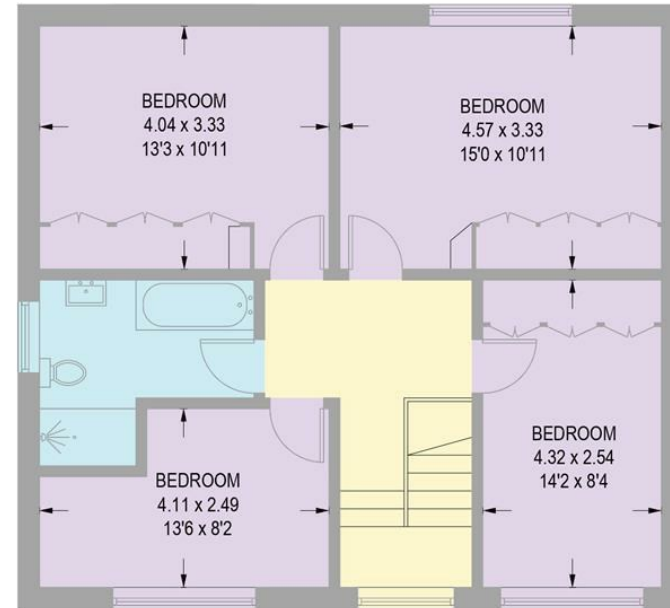
STORE = 6.4 SQ M / 69 SQ FT

TOTAL = 159.4 SQ M / 1716 SQ FT



**GROUND FLOOR**  
84.7 SQ M / 912 SQ FT (EXCLUDING STORE)

= REDUCED HEADROOM BELOW 1.5M / 5'0"



**FIRST FLOOR**  
68.3 SQ M / 735 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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