



Spring Cottage, 230 Holmley Lane, Coal Aston, Dronfield, Derbyshire, S18



# 230 Holmley Lane

## Coal Aston

Offers Around

# £250,000

An excellent opportunity to acquire a delightful two bed detached period cottage which is favourably located towards the top of Holmley Lane near to centre of Coal Aston which has a good range of local amenities along with renowned local schooling.

The property which is available for immediate occupation upon completion with no upward chain involved has recently undergone extensive renovation. It offers uPVC double glazing and gas fired central heating and briefly comprises: car port with store, porch, hallway, fitted kitchen, dining room, good size living room, landing, two double bedrooms and bathroom with white suite.

There is potential to extend the property over the car port and flat roof to create further space (subject to usual planning consents)

Pleasant sitting out area with private sunny garden to the rear and patio.



- Delightful period cottage
- Two bedrooms
- Favoured location
- Nearby renowned schooling and access to the train station
- Deceptive accommodation and gardens
- uPVC double glazing and gas central heating - re-wired in 2011- re-roofed in 2024
- Possibility to extend (subject to usual planning consents)
- EPC: D
- Council tax band: C
- Freehold - NO CHAIN



# SPRING COTTAGE

APPROXIMATE GROSS INTERNAL AREA = 74.1 SQ M / 798 SQ FT

STORE = 4.0 SQ M / 43 SQ FT

TOTAL = 78.1 SQ M / 841 SQ FT

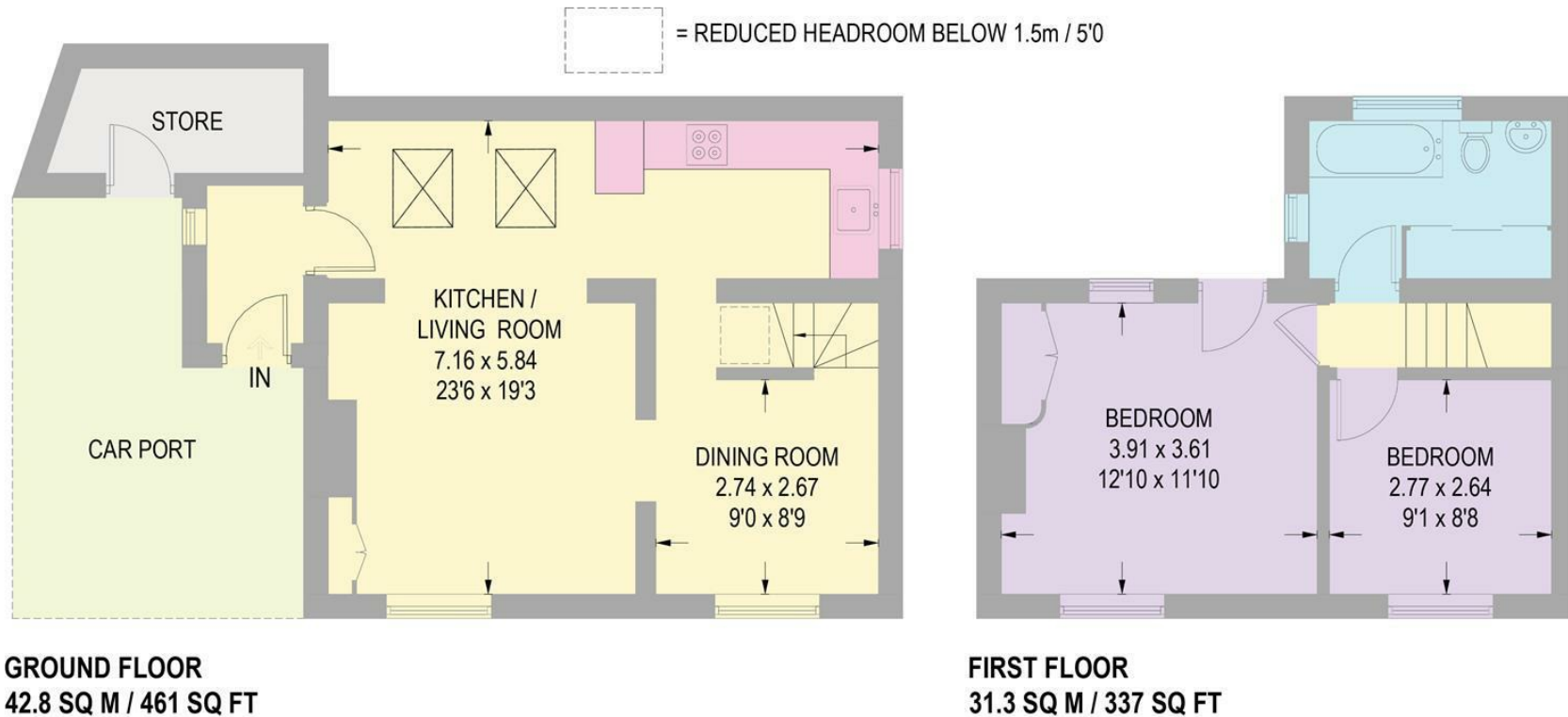


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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