



55 Coniston Road, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8PY

Saxton Mee



# 55 Coniston Road

## Dronfield Woodhouse

### £340,000

An excellent opportunity to acquire a nicely proportioned THREE DOUBLE BEDROOMED detached house which is perfect for a family, benefitting from a double story rear extension.

Favourably located within this very popular and established residential area which stands within the catchment of renowned local schooling and being within easy reach of a good range of amenities including park and shops/doctors off Pentland Road. Offered for sale with no upward chain and vacant possession the property offers gas fired central heating, uPVC double glazing and briefly comprises: side hall, well equipped kitchen which could feasibly be opened through into the adjacent garage to for a large breakfast kitchen if so desired (subject to any necessary permissions). Spacious living room which opens through to the dining area which is an extension to the original dwelling. First floor landing, master bedroom, two further good sized bedrooms ideal for teenager with them both having been extended. Family shower room.

Block paved drive, integral garage, private enclosed level rear garden with patio and lawn.

No upward chain

- Good size three double bedroomed detached family home
- Double story extension to the rear
- uPVC double glazing and gas central heating
- No upward chain
- Well equipped kitchen
- Modern shower room
- Integral garage and block paved off road parking
- Level enclosed private rear garden
- EPC: D
- Council Tax Band C / Tenure: Freehold

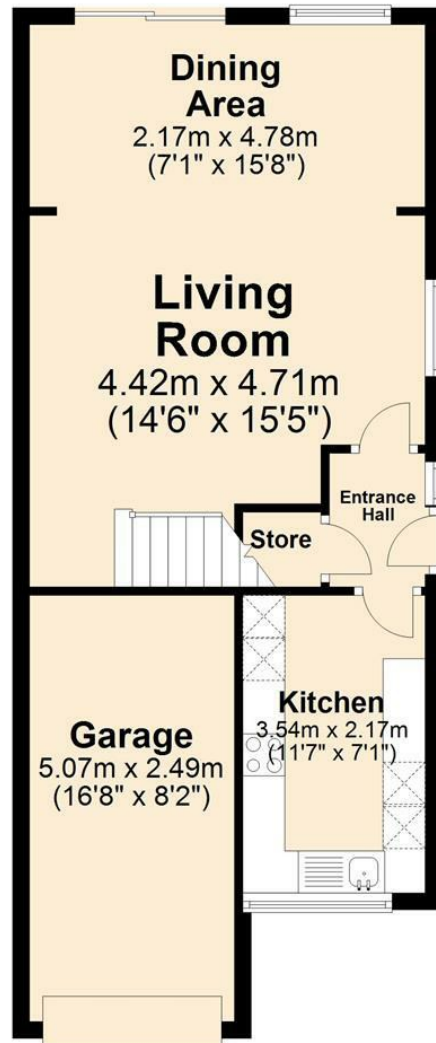






### Ground Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



### First Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



Total area: approx. 103.2 sq. metres (1111.3 sq. feet)

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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