



35 Ferndale Close, Coal Aston, Dronfield, Derbyshire, S18 3BR

Saxton Mee

35 Ferndale Close

Coal Aston

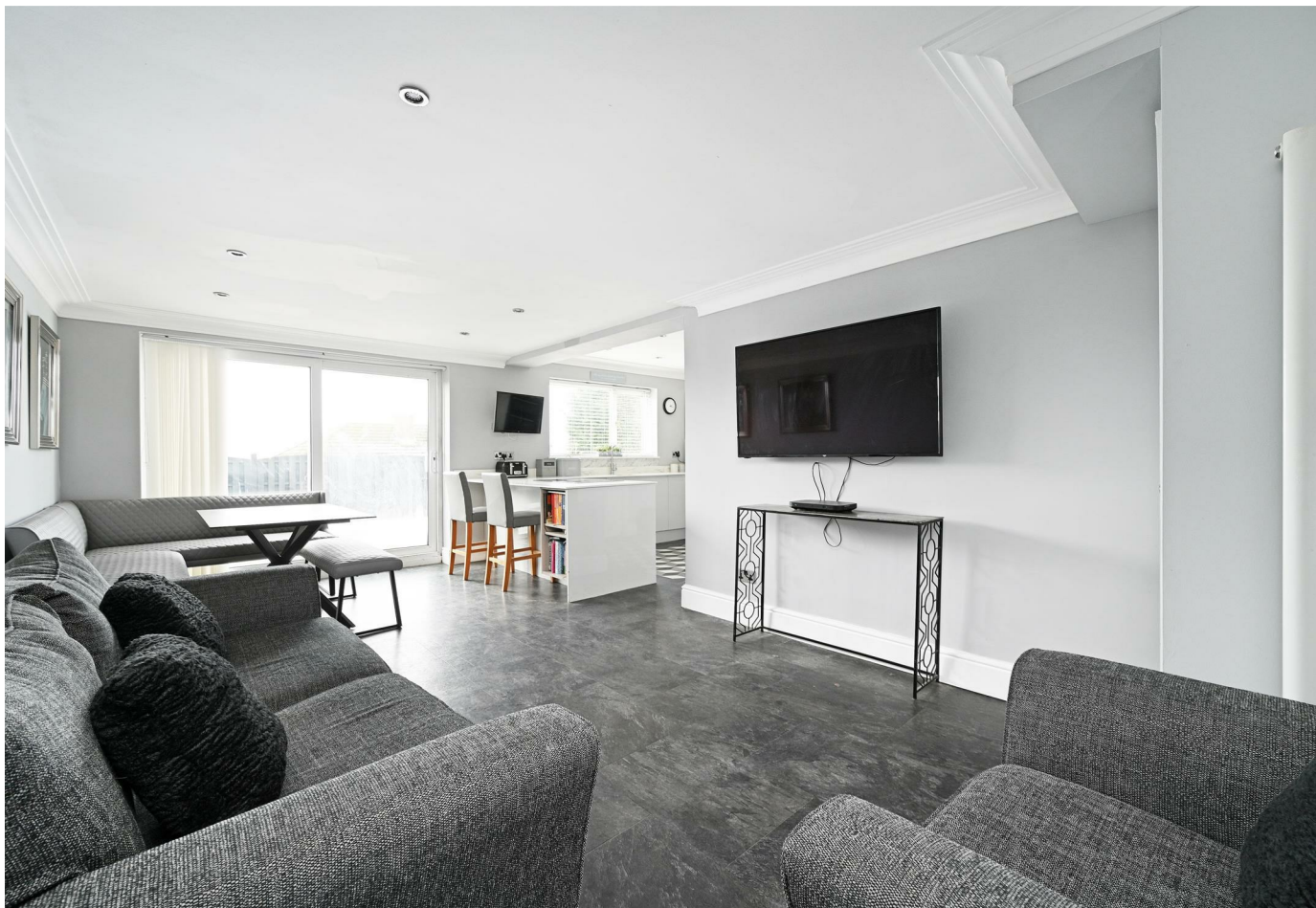
Asking Price

£287,500

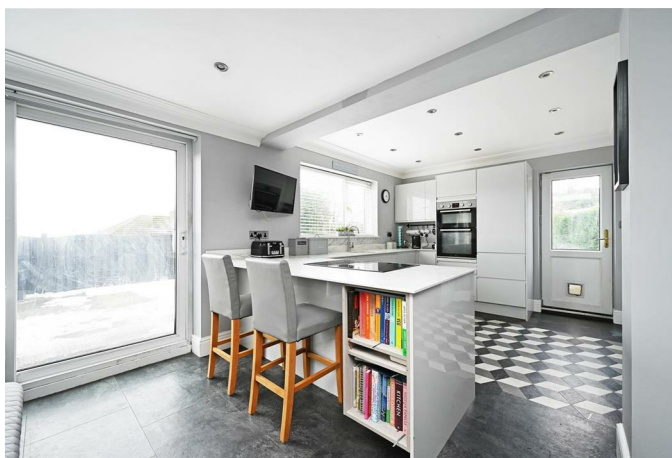
With THREE DOUBLE BEDROOMS this deceptively well proportioned semi detached house is a perfect family home. Favourably located towards the head of the cul-de-sac occupying a good sized corner plot and being well placed for a good range of local amenities including renowned schooling, shops, train station and parks.

Having the benefit of uPVC double glazing, Ideal gas fired combination boiler installed around 2018 the property has also had the wiring updated and briefly comprises: reception hall, large impressive open plan 'L' shaped kitchen/dining/living room with an excellent range of units together with integrated appliances and double glazed patio door to the garden. Downstairs utility/WC, first floor landing off which opens three excellent double bedrooms with the two rear bedroom taking full advantage of the southerly aspect and views, outstanding bathroom with both a bath and separate walk in shower.

Outside: ample off road parking to the front with the property having a good sized garden extending from the rear and side, standing on a corner plot and being set down primarily to lawn with broad patio and useful store. There is also a shed and decked entertaining terrace.



- Three excellent double bedrooms
- Nicely refurbished with well appointed kitchen and superb bathroom
- Favoured corner plot with good size gardens
- Most convenient location
- Cul-de-sac position
- Well placed for renowned local schooling
- Envious south facing rear aspect
- Impressive open plan living/dining kitchen area
- EPC: C
- Council Tax Band: B / Tenure: LEASEHOLD





35 FERNDALE CLOSE

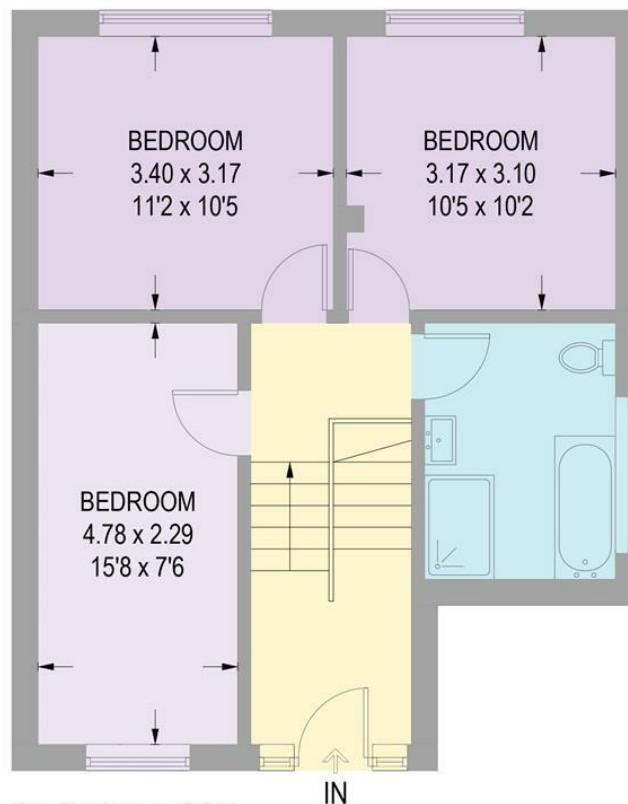
APPROXIMATE GROSS INTERNAL AREA = 91.8 SQ M / 988 SQ FT

STORE = 3.6 SQ M / 39 SQ FT

TOTAL = 95.4 SQ M / 1027 SQ FT



LOWER GROUND FLOOR
41.9 SQ M / 451 SQ FT



GROUND FLOOR
49.9 SQ M / 537 SQ FT

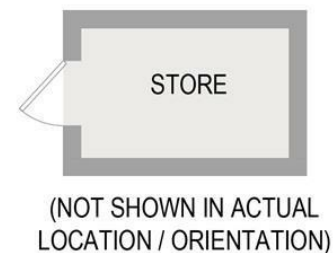


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

