



72 Coniston Road, Dronfield Woodhouse, Dronfield, S18 8PZ

Saxton Mee



# 72 Coniston Road

## Dronfield Woodhouse

### £270,000

This exceptionally well presented three bedroomed semi detached house forms part of this ever popular development which is most conveniently located for the excellent nearby Sindelfingen Park and its nearby shops, doctors, pharmacy and renowned local schooling.

Attractively refurbished during recent years the property is equally ideal for a couple, first time buyer or young family and offers gas fired central heating via a combination boiler which was last serviced January 2025 and has uPVC double glazing. The accommodation briefly comprises: open plan dining kitchen which has been stylishly fitted out during recent years with a range of new units and integrated appliances with there being French doors to the patio and having most useful store cupboards under the stairs. Living room which leads through from the dining kitchen and has the recent addition of a media wall which again affords additional storage and shelving. First floor landing with two double bedrooms, good size single bedroom and excellent bathroom which again has been refurbished during recent years.

Drive with off road parking for two vehicles, enclosed rear garden with patio and lawn.



- Attractively refurbished
- Well established and popular location
- Close to parks, renowned schooling and shops
- Gas central heating and double glazing
- Superb kitchen and bathroom
- Living room with new media wall
- Enclosed rear garden
- Ideal for first time buyer or young family
- Viewing recommended
- EPC: C Council Tax Band: B Tenure: Freehold

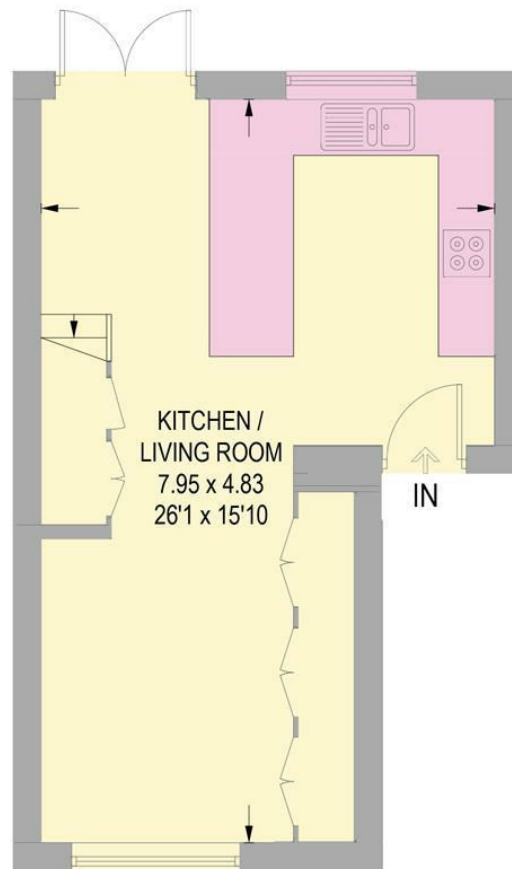




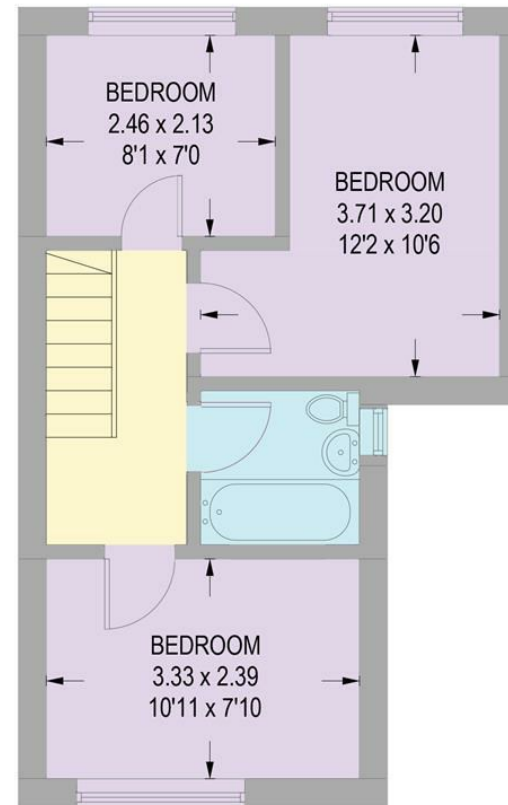


## 72 CONISTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 63.9 SQ M / 687 SQ FT



**GROUND FLOOR**  
**31.8 SQ M / 342 SQ FT**



**FIRST FLOOR**  
**32.1 SQ M / 345 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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