



14 Drury Lane, Coal Aston, Dronfield, Derbyshire, S18 3AP

Saxton Mee

14 Drury Lane

Coal Aston

Offers Over

£260,000

This nicely presented three bedroomed semi detached house is enviably located on this sought after road close to the heart of this popular village with there being an excellent range of nearby amenities including renowned schooling.

The motorway network, city centre and ring road are all easily accessible. The property is the ideal home for a first time buyer, young family or couple having been considerably upgraded during the last few years and offers gas fired central heating and double glazing. The accommodation briefly comprises: entrance hall, fitted kitchen, living/dining room being a lovely light area and having doors onto the rear garden and new flooring which extends through from the hall.

First floor landing, two double bedrooms and single bedroom three, excellent new recently fitted bathroom with shower over the bath.

Outside: ample forecourt parking for two vehicles with a brick garage to the rear and lovely rear garden with sitting out area/patio, useful store and steps down to the lawn with further patio at the far end.



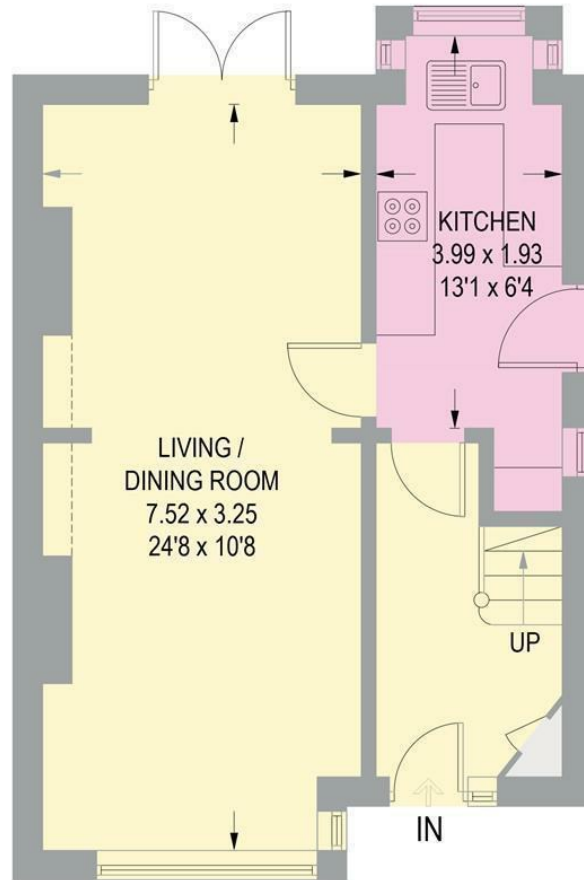
- Nicely situated away from the main thoroughfare
- Traditional three bedroomed semi detached house with garage
- Perfect for a young family or couple
- Convenient for a good range of amenities
- Attractively presented
- Excellent new bathroom
- Ample forecourt parking and garage
- Sought after road
- Gas central heating and double glazing
- Leasehold / EPC: D / Council Tax Band: B



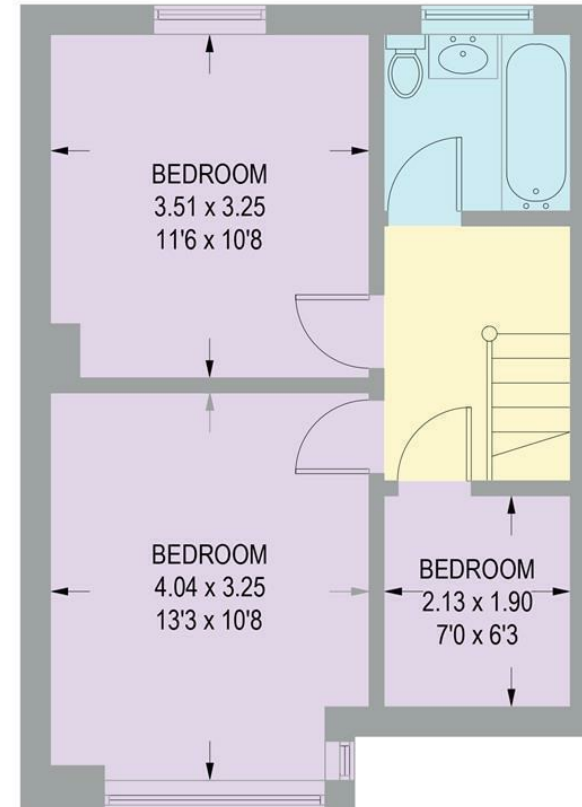


14 DRURY LANE

APPROXIMATE GROSS INTERNAL AREA = 78.2 SQ M / 841 SQ FT



GROUND FLOOR
39.8 SQ M / 428 SQ FT



FIRST FLOOR
38.4 SQ M / 413 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

