



40 Barnard Avenue, Coal Aston, Dronfield, S18 3BP

Saxton Mee

40 Barnard Avenue

Coal Aston

Offers In The Region Of

£375,000

A great opportunity to purchase a beautifully proportioned and well presented four bedroomed and two bathroomed house which has been a much loved family home having been occupied by the same family since it was newly built and is enviably located on one of the most sought after roads in Coal Aston, near to a good range of local amenities including shops, renowned butchers, parks, regular bus service, doctors and reputable schooling.

Offered for sale with no upward chain and vacant possession, the property which has just been redecorated throughout, is the perfect family home having been considerably extended to both the side and rear. Offering gas fired central heating and uPVC double glazing, the spacious accommodation briefly comprises: entrance porch, reception hall with downstairs cloakroom/WC, superbly proportioned living room with feature fireplace, fitted well equipped kitchen which has a range of integrated appliance and has been extended to the rear flowing through into the large dining/family room which has a large picture window to the rear overlooking the private garden. Opening off the landing on the first floor are three double bedrooms (two with excellent fitted wardrobes and one with a vanity wash hand basin), fourth single bedroom. Fully boarded loft with pull down ladder and scope to utilise and make further accommodation (subject to usual consents). Family bathroom and excellent separate shower room.

Concrete pattern driveway provides ample off road parking with access to the integral garage which measures over 23ft in depth with electric door. Undoubtedly the large rear garden complements the property being attractively set out primarily to lawn and has a covered timber store and most useful further detached garage.

- Outstanding family home
- Considerably extended
- Three double bedrooms and fourth single bedroom
- Two bath/shower rooms
- Recently redecorated throughout
- Gas central heating and double glazing
- Lovely private good sized rear garden
- Large detached garage and useful timber store
- No upward chain - viewing recommended
- EPC: / Council tax Band: / Tenure: Leasehold





40 BARNARD AVENUE

APPROXIMATE GROSS INTERNAL AREA = 139.3 SQ M / 1499 SQ FT
(INCLUDING GARAGE)

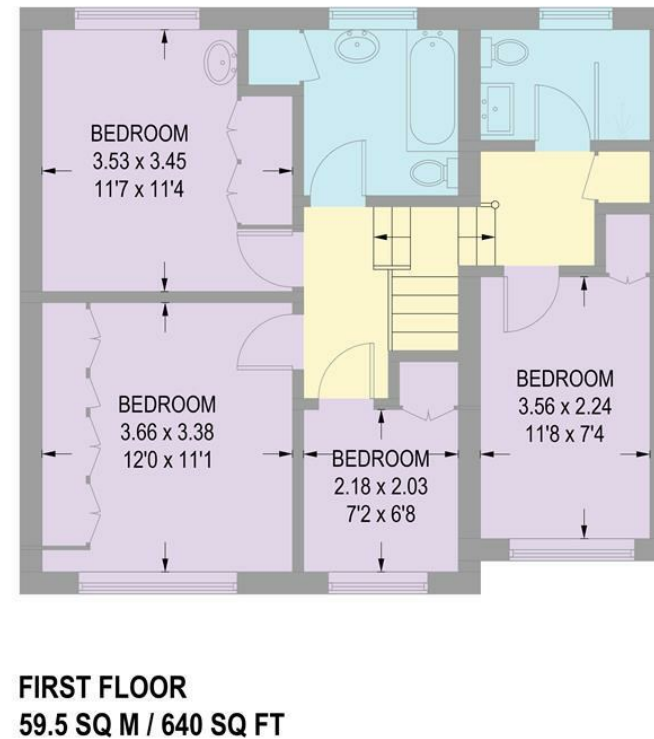
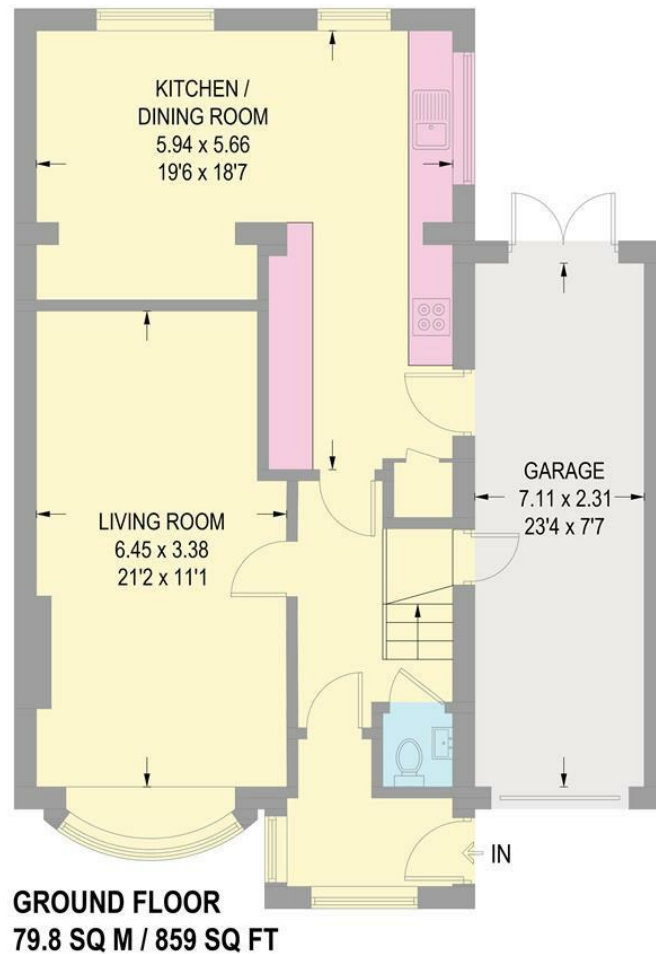


Illustration for identification purposes only,
measurements are approximate, not to scale.

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

