



165 Holmley Lane, Coal Aston, Dronfield, S18 3DA

Saxton Mee



# 165 Holmley Lane

## Coal Aston

£275,000

A wonderful opportunity to acquire an excellent nicely proportioned three bedroomed semi detached house which has the unusual benefit of an exceptionally large garden, perfect for a family or garden enthusiast.

The house was re-roofed around 2017/18 along with new front uPVC double glazed windows and a new gas fired boiler in 2024. The spacious accommodation enjoys impressive views to the rear and briefly comprises: entrance hall, generous lounge/dining room, with a new living flame gas fire in 2024. Fitted kitchen with built in oven and hob and walk in pantry. First floor landing with airing cupboard and access to the partially boarded loft space. Two double bedrooms, single bedroom and excellent bathroom with shower over the bath.

The house is set back from the road with the front drive providing ample off road parking and access to the detached garage which has also been re-roofed with new doors to the front. The garden is set down with ease of maintenance in mind with patio entertaining terrace, useful timber shed and very large lawned area ideal for children or pets.



- Viewing highly recommended
- Truly outstanding plot with very large rear garden
- Considerable potential to extend (subject to usual permissions)
- Impressive views across to the Moors
- Re-roofed in 2017/18 along with new garage roof
- New gas boiler in 2024
- New front windows
- EPC: C
- Tenure
- Council Tax Band: B



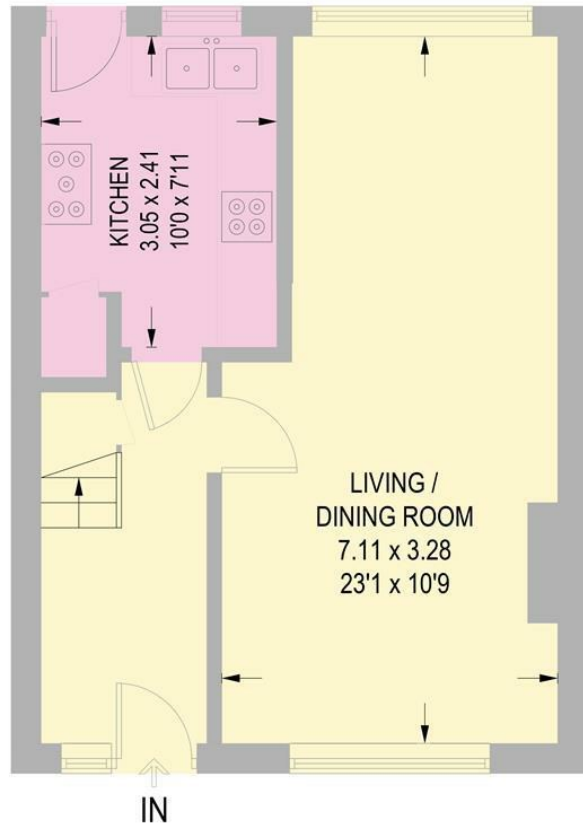




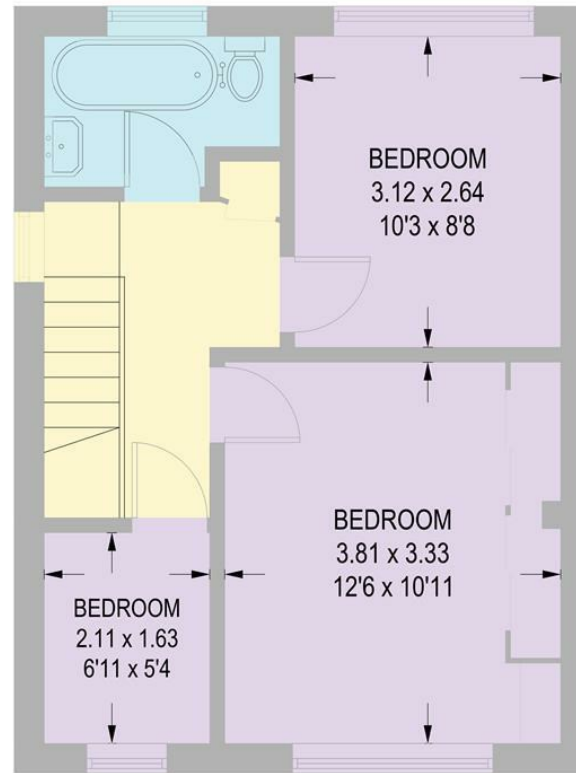


## 165 HOLMLEY LANE

APPROXIMATE GROSS INTERNAL AREA = 72.8 SQ M / 784 SQ FT  
 GARAGE = 12.7 SQ M / 137 SQ FT  
 TOTAL = 85.5 SQ M / 921 SQ FT

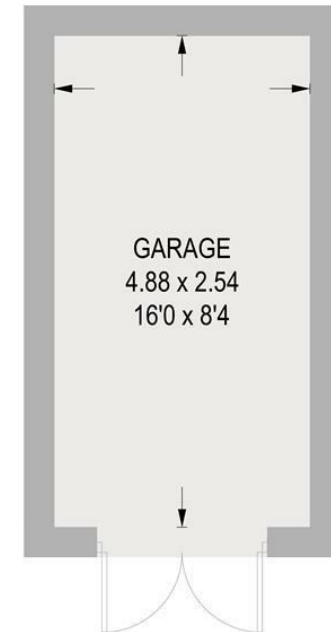


**GROUND FLOOR**  
**36.5 SQ M / 393 SQ FT**



**GROUND FLOOR**  
**36.3 SQ M / 391 SQ FT**

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



(NOT SHOWN IN ACTUAL  
 LOCATION / ORIENTATION)

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