



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



# 121 Holmley Lane

## Coal Aston

£375,000

This stylishly presented and nicely appointed three double bed roomed semi detached house enjoys spectacular views to the rear and benefits from being considerably extended into the loft and also to the side.

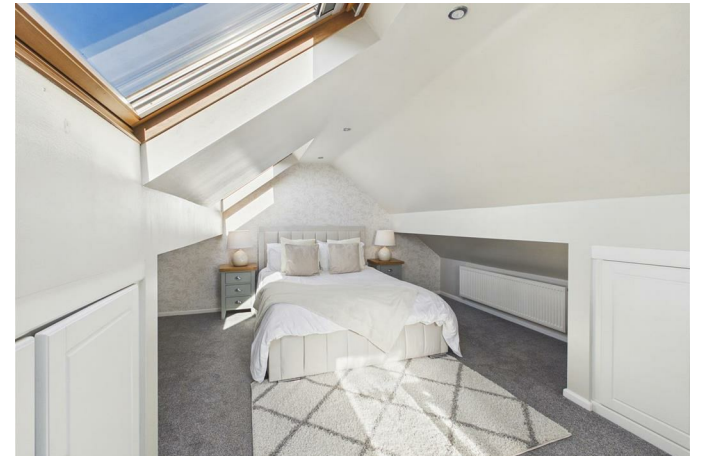
Favourably located on this highly sought after road within easy reach of renowned local schooling, train station and a good range of amenities within the town. Offering gas fired central heating and uPVC double glazing the spacious and versatile accommodation has recently been redecorated and briefly comprises: reception hall with understairs cupboard, bay windowed living room with feature fireplace, superb open plan dining kitchen, excellent rear uPVC double glazed conservatory taking full advantage of the impressive views, playroom/office (currently utilised as an entertaining room with bar), utility and cloakroom/WC beyond.

First floor landing with two good size double bedrooms (front facing bedroom having a bay window and fitted wardrobes to one wall), excellent shower room with his and her wash basins. Second floor large double master bedroom with built in cupboards.

Outside: tarmac driveway leads in providing ample off road parking with the property being set well back from the road. Large rear garden with raised patio seating area, extensive lawns, patio and large timber shed.



- Truly outstanding semi detached house
- Considerably extended into the loft space and to the side
- Ideal for a family
- Three excellent double bedrooms
- Most impressive views to the rear
- Outstanding open plan dining kitchen and conservatory beyond
- Home office/play room/den with utility and WC
- EPC: D
- Council Tax Band: B
- Tenure: Leasehold





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