







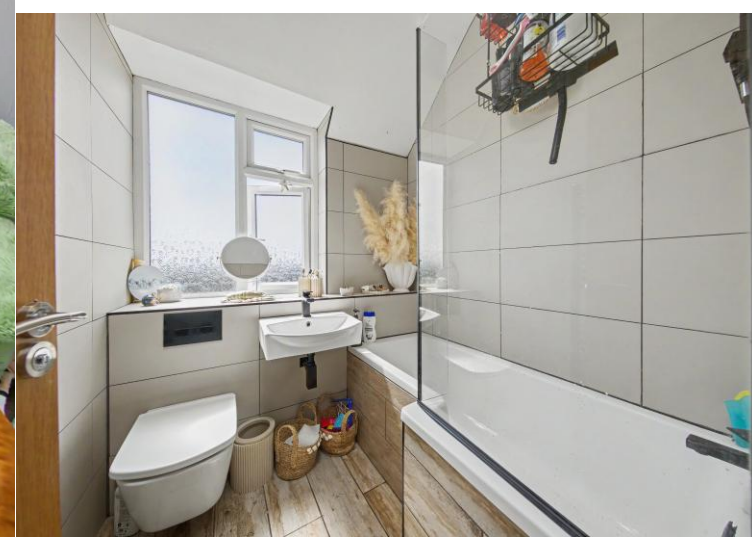
## 25 Drury Lane

Coal Aston • Dronfield • S18 3AP

Guide Price £280,000 to £290,000

A three-bedroom semi-detached home located in Coal Aston, Dronfield, offering a semi-rural setting with excellent connectivity. The property is ideally positioned within a semi-rural environment, benefiting from a selection of local shops, cafés, and pubs, while Dronfield provides a wider range of amenities. The area is well served by highly regarded schools and offers easy access to local green spaces, with the Peak District just a short drive away. Excellent transport links include Dronfield train station, convenient access to major road networks, and the M1 within easy reach. This property would make an ideal family home. Upon entering the property, you are welcomed into a small hallway, which leads into the living room. This modern, front-facing space features a bay window and an open fireplace, creating a bright and inviting atmosphere. From the living room, access is provided to the kitchen diner. The kitchen is arranged in a U-shaped layout and fitted with shaker-style units, offering integrated appliances as well as space for freestanding appliances. There is additional cupboard storage to the rear, and the space is currently arranged with breakfast bar-style seating. From here, a rear porch leads out to the external door, providing access to the rear garden. To the first floor, there are three bedrooms and a family bathroom. Bedroom one is positioned to the rear, enjoying views over the garden and surrounding fields, and is a well-proportioned double. Bedrooms two and three are located at the front of the property, with bedroom two being a further double and bedroom three a single room, ideal for use as a child's bedroom or home office. The family bathroom is modern and fully tiled, comprising a three-piece suite including a bath with overhead shower, wash basin, and WC. Externally, the property benefits from a good-sized enclosed rear garden. The space begins with a small patio area, ideal for seating, and leads onto a long lawned garden. There is also access to a detached single garage from the rear, including a side access door. To the front of the property, there is driveway parking to the side.





- Three Bedroom Semi Detached House in Semi-Rural Area
- Excellent Transport Links & Local Amenities
- Modern Living Room w/ Bay Window & Open Fireplace
- Shaker Style Kitchen Diner
- Three Good Sized Bedrooms

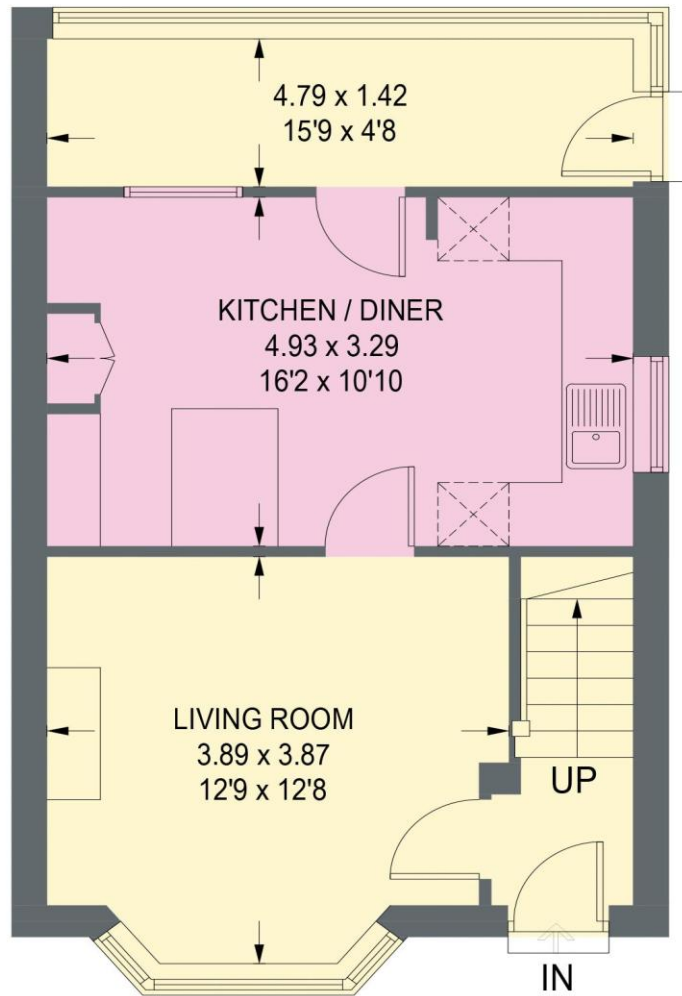
- Modern Tiled Three Piece Suite Bathroom
- Enclosed Spacious Rear Garden & Detached Garage
- Driveway Parking
- Ideal Family Home
- Council Tax Band B/EPC Rating D



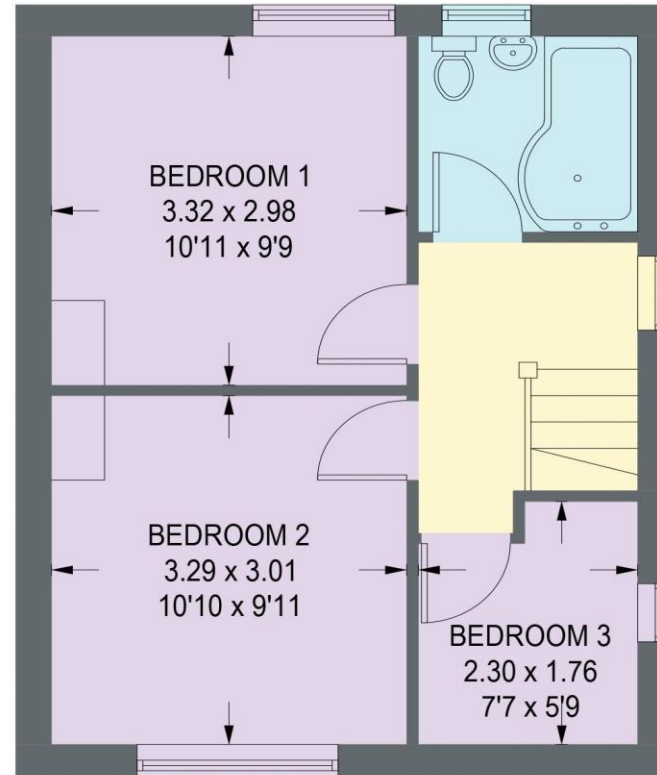


# 25 DRURY LANE

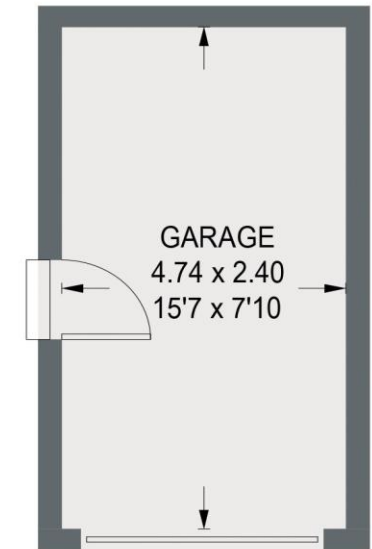
APPROXIMATE GROSS INTERNAL AREA = 83.7 SQ M / 900.6 SQ FT



**GROUND FLOOR**  
**51.2 SQ M / 551.4 SQ FT**



**FIRST FLOOR**  
**32.4 SQ M / 349.2 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1305932)



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