



30 Ferndale Road, Coal Aston, Dronfield, S18 3BU

Saxton Mee

30 Ferndale Road

Coal Aston

£325,000

Only upon an internal inspection will the full extent of this deceptively well proportioned 2/3 bedroomed detached bungalow be revealed which has been extended at the rear and is conveniently located within this sought after suburb of the town, well placed for nearby schooling, shops and bus service.

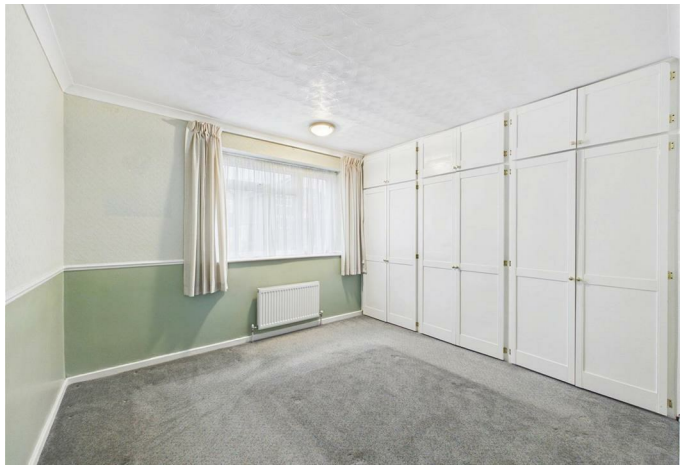
Offered for sale with vacant possession and no upward chain the property extends in total to 1272 sq ft and has gas fired central heating and double glazing, briefly comprising: spacious reception hall which could easily accommodate a breakfasting/dining table, good size fitted kitchen, spacious split level living/dining room which benefits from being extended to the rear and has a double glazed patio door. Inner hall off which opens two double bedrooms one have fitted wardrobes. Shower room. Staircase rises from the hallway to the loft area which was converted many years ago and benefits from having the dormer re-roofed in recent years with this first floor accommodation comprising of a landing, area one which has been formerly used by the previous owners as a bedroom and a smaller hobbies/study area which would also be perfect for storage.

Drive leads in providing off road parking and access to the undercroft integral garage where there is a door to the rear additional storage. Split level rear garden with paving, lawn and useful garden store.



- Deceptively well proportioned
- Most useful loft conversion
- Flexible and versatile accommodation with spacious split level living/dining room
- Sought after locality
- Gas central heating and double glazing
- No upward chain
- Extended to the rear
- Private back garden
- EPC: D
- Council Tax Band / Tenure







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.'

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