







14 Drury Lane

Coal Aston • Dronfield • S18 3AP

Guide Price £250,000 - £260,000

Situated in the highly sought-after village of Coal Aston, this well-presented three-bedroom home offers comfortable living space, a peaceful setting with far-reaching views, and convenient access to local amenities and transport links. The property features light and airy, flexible accommodation, making it ideal for first-time buyers, families, or those looking to enjoy village living within easy reach of nearby towns and cities. The entrance hallway, with striped wooden floors and neutral décor, leads into a bright, dual-aspect open-plan living and dining area. This flexible space provides a comfortable environment for relaxing and entertaining, finished in warm tones and with French doors to the rear garden. To the rear is a spacious dining kitchen, fitted with a range of wall and base units, wood-effect worktops, and space for appliances. The kitchen enjoys lovely far-reaching views and a side door providing alternative access. To the first floor are three well-proportioned bedrooms, presented in a neutral palette, including two doubles and a single, ideal for a child's room, dressing room, or home office. The contemporary family bathroom features a rainfall shower over the bath, partially tiled walls, and a handwash basin set on floating drawers providing storage. Access to the loft offers potential for further development, subject to the necessary consents. Externally, the property benefits from a pleasant rear garden, featuring a stone patio for dining and entertaining, a sunken lawn, a brick outbuilding, and a detached garage. To the front, a driveway provides off-street parking for two vehicles. Drury Lane is located in the popular village of Coal Aston, offering a range of local shops, pubs, schools, and amenities. The property is ideally positioned for access to Dronfield, Chesterfield, and Sheffield, while the nearby countryside and Peak District National Park provide excellent opportunities for walking and outdoor leisure.





- Semi Detached House in Coal Aston,
- 3 Bedrooms & Modern Bathroom
- Dual Aspect Open Plan Living Area
- Lovely Far-Reaching Views
- Gas Central Heating & Double Glazing

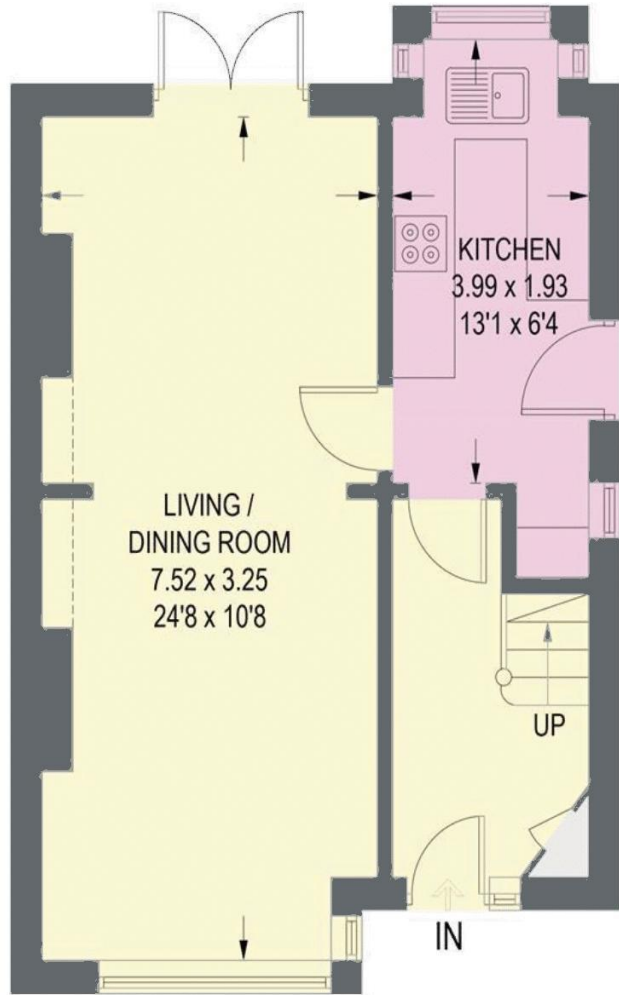
- Attractive Rear Garden & Outbuilding
- Detached Garage
- Off Street Parking on Driveway for 2 Vehicles
- Leasehold, 800 years from 25/03/1956. £10 pa
- Council Tax Band D, EPC Rating D



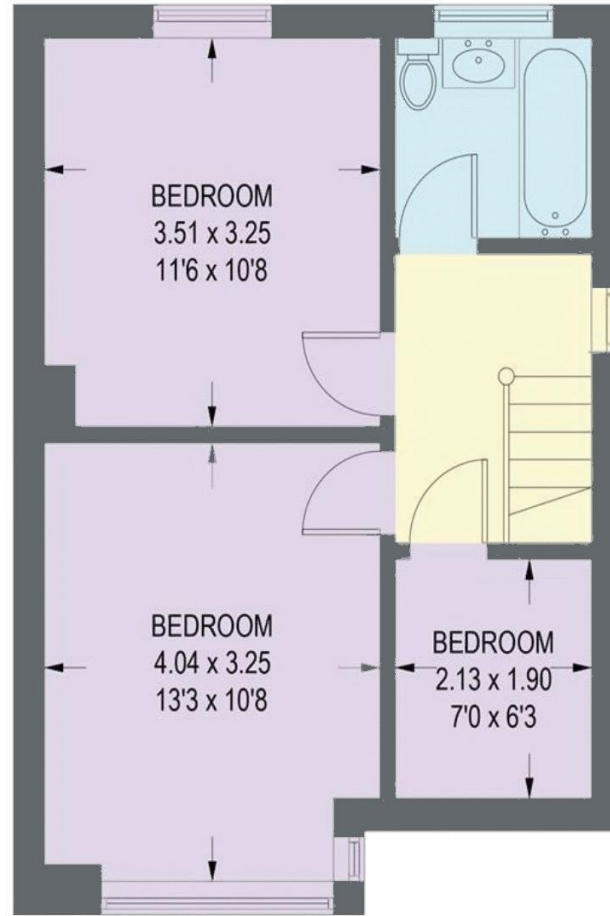


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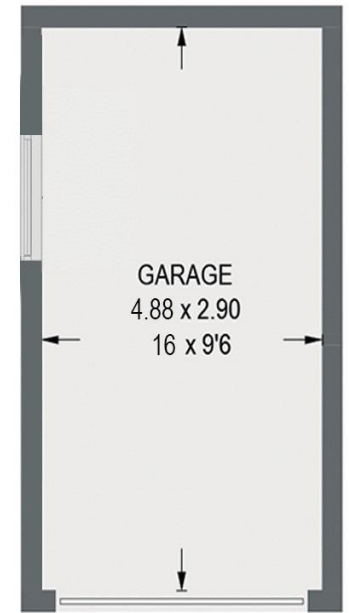
APPROXIMATE GROSS INTERNAL AREA = 78.2 SQ M / 841 SQ FT
(EXCLUDING GARAGE)



GROUND FLOOR
39.8 SQ M / 428 SQ FT



FIRST FLOOR
38.4 SQ M / 413 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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