



35 Ferndale Road, Coal Aston, Dronfield, Derbyshire, S18 3BU



35 Ferndale Road

Coal Aston

Price Guide

£300,000

Guide price £300,000 - £310,000

This truly outstanding three bedroomed semi detached house is a perfect family home offering nicely proportioned and well appointed accommodation, complemented by the home office/studio garage conversion which would be perfect for teenager or anyone working from home.

Conveniently situated, the property offers gas fired central heating and uPVC double glazing and comprises: porch, hall, living room, superb open plan dining kitchen with an excellent range of units and built in appliances. First floor landing off which opens two double bedrooms and single bedroom currently utilised as a study. Bathroom with separate WC.

Outside: Pressed concrete driveway providing ample parking, mainly lawned rear garden with patio and impressive studio/home office which has been stylishly converted within recent years,



- Truly outstanding family home
- Considerably refurbished
- Impressive studio/home office
- Most convenient location
- Renowned local schooling
- Gas fired central heating and double glazing
- EPC:
- Council Tax Band:
- Tenure:





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
976 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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