



242 Holmley Lane, Coal Aston, Dronfield, S18 3DB

Saxton Mee



# 242 Holmley Lane

## Coal Aston

### £325,000

Beautifully refurbished this truly outstanding three bedroomed and two bathroomed semi detached cottage has undergone an extensive scheme of modernisation within the last few years.

Enviably located close to the centre of this much sought after village, the property stands within easy reach of renowned schooling, Dronfield train station and a host of local amenities including parks. Equally ideal for a couple or family the property has the benefit of a large superb outbuilding which was once believed to be a bakery and would be perfect for anyone working from home or as a hobbies/entertaining room. The works carried out include re-roofing to the house, fully re-plastered, re-wiring, new central heating system, new appointments throughout and a rear extension.

Living room, outstanding dining kitchen/family room with rear extension having a lantern and bi-fold door, kitchen being beautifully equipped and complemented by a stunning granite worksurface. First floor landing off which opens two bedrooms and an impressive bathroom. Second floor master bedroom which has eaves storage and an en-suite shower room.

Outside: broad re-tarmac driveway with ample parking and space for a motorhome/caravan. Split level stone flagged patio entertaining terrace having artificial grassed additional sitting out area. Superb outbuilding (former bakery) being beautifully refurbished and ideal as a hobbies/man cave or perfect for anyone working from home with a kitchenette and WC.



- Stylishly refurbished cottage
- 1100 sq ft extending over three floors
- Superb outbuilding perfect as a home studio/office or games room
- Sought after locality
- Re-roofed, re-wired, re-plastered and re-plumbed
- Impressive kitchen and bathrooms
- New central heating system
- Ample off road parking and space for a motorhome
- Tenure: Freehold
- EPC: C Council Tax Band: B







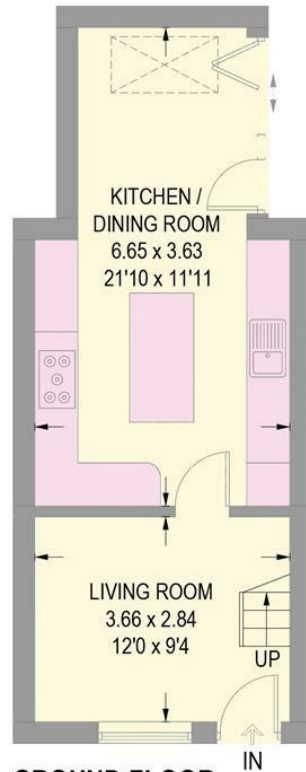


## 242 HOLMLEY LANE

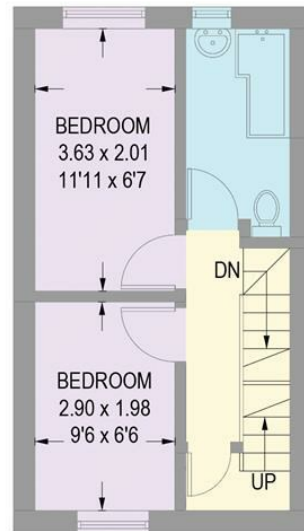
APPROXIMATE GROSS INTERNAL AREA = 73.3 SQ M / 789 SQ FT (EXCLUDING EAVES)

OUTBUILDING = 28.3 SQ M / 305 SQ FT

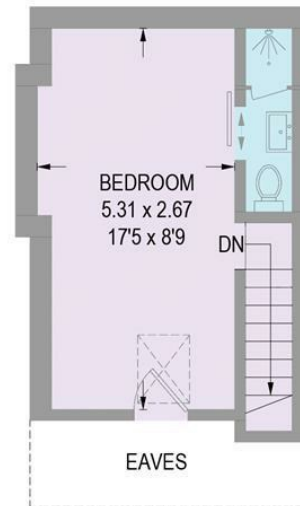
TOTAL = 101.6 SQ M / 1094 SQ FT



**GROUND FLOOR**  
31.2 SQ M / 336 SQ FT



**FIRST FLOOR**  
23.8 SQ M / 256 SQ FT



**SECOND FLOOR**  
18.3 SQ M / 197 SQ FT



**OUTBUILDING**  
28.3 SQ M / 305 SQ FT

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

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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