



78 Coniston Road, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8NZ

Saxton Mee

78 Coniston Road

Dronfield Woodhouse

£315,000

This exceptionally well presented three bedroomed detached house is perfect for a young family or couple and is complemented by a superb private south facing rear garden.

Enviably located on this highly sought after road the property is in excellent decorative order throughout and offers uPVC double glazing, gas fired central heating and briefly comprises: porch, spacious living room, inner hall with downstairs WC, dining area with patio doors leading onto the garden, well equipped kitchen. First floor landing, two double bedrooms, single bedroom and family bathroom with shower over the bath.

Outside: off road parking to the front, attached single garage, attractive level rear garden with excellent broad stone patio ideal for al-fresco dining and entertaining with artificial lawn beyond. Useful garden store.



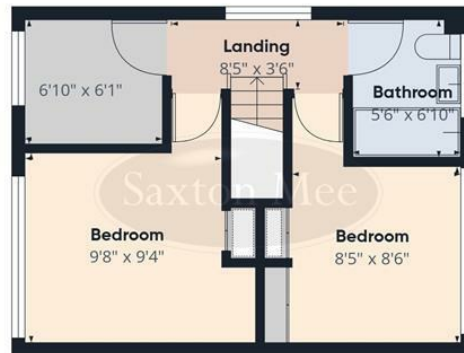
- GUIDE PRICE £310,000 - £320,000
- Attractively presented three bedroomed detached house
- Convenient and popular residential locality
- Perfect for a family/couple
- Superb south facing level rear garden
- Gas central heating via a combination boiler and double glazing
- Nearby doctors, parks, shops, doctors/pharmacist
- Council Tax Band: C
- Tenure: Freehold
- EPC: D







Floor 0



Floor 1



Approximate total area⁽¹⁾

841 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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