



23 Firthwood Road, Coal Aston, Dronfield, S18 3BW



23 Firthwood Road

Coal Aston

Chain Free

£550,000

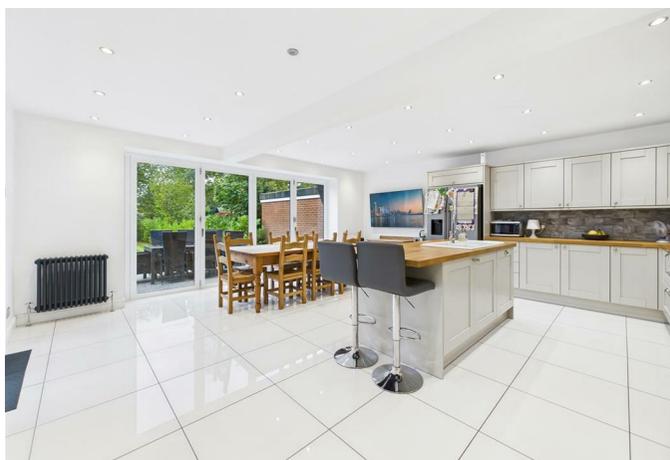
This stunning four bedroomed detached house has been stylishly refurbished and extended during recent years and is enviably located backing onto fields and farmland within this highly desirable residential locality on the semi rural fringe of Coal Aston yet within easy reach of an excellent range of local amenities.

These include renowned local schooling, train station in Dronfield along with its Civic Centre , parks and lovely nearby walks. The surprisingly spacious and well appointed property extends to 1828 sq ft (170 sq m) with double glazed windows, gas fired central heating and briefly comprises: reception hall, downstairs cloakroom/WC, good size living room, outstanding open plan dining kitchen/family room with the kitchen having only been fitted in 2019 with there being bi-fold doors to the rear garden. First floor landing with there being the master bedroom having bay window to the front and mirror wardrobes to one wall, two further good size double bedrooms, superb shower room and separate family bathroom which also has a separate shower. Second floor fourth double bedroom ideal for teenager or playroom.

Outside: block edged tarmac drive and forecourt parking with access to the double tandem garage. The attractive good sized rear garden extends considerably in depth is a most appealing feature and is set down primarily to lawn with a new resin patio which was laid in 2024.



- Stunning four double bedroomed and two bathroomed detached family home
- Stylishly appointed throughout
- Large south easterly facing private rear garden with views over open farmland and fields
- Impressive open plan dining kitchen/family room
- Tarmac drive with ample parking and double garage
- Considerably refurbished and extended
- Viewing highly advised
- EPC: D
- Council Tax Band D
- Tenure: Freehold







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1828 ft²

Reduced headroom

113 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.

GIRAFFE360

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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

