



165 Holmley Lane, Coal Aston, Dronfield, S18 3DA

Saxton Mee

# 165 Holmley Lane

## Coal Aston

Chain Free

**£275,000**

A great opportunity to acquire a nicely proportioned three bedrooomed house which has the unusual benefit of an exceptionally large garden with far reaching views, perfect for a family or garden enthusiast.

The house offers scope to modernise but does benefit from being re-roofed around 2017/18 with new front uPVC double glazed windows and a new gas fired boiler in 2024. The spacious accommodation enjoys impressive views to the rear and briefly comprises: entrance hall, lounge/dining room with a new living flame gas fire in 2024. Kitchen with built in oven and hob and walk in pantry. First floor landing with airing cupboard and access to the partially boarded loft space. Two double bedrooms, single bedroom and bathroom with shower over the bath.

The house is set back from the road with the front drive providing ample off road parking and access to the detached garage which has also been re-roofed with new doors to the front. The garden is set down with ease of maintenance in mind with patio entertaining terrace, useful timber shed and very large lawned area ideal for children or pets.

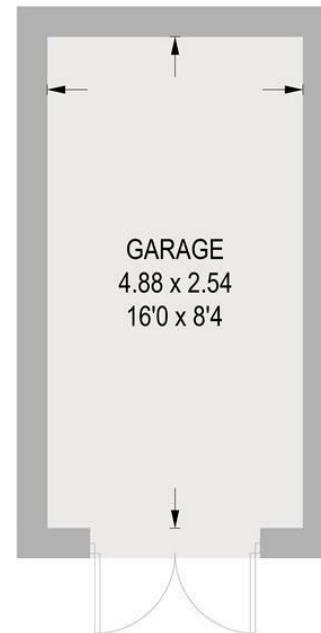
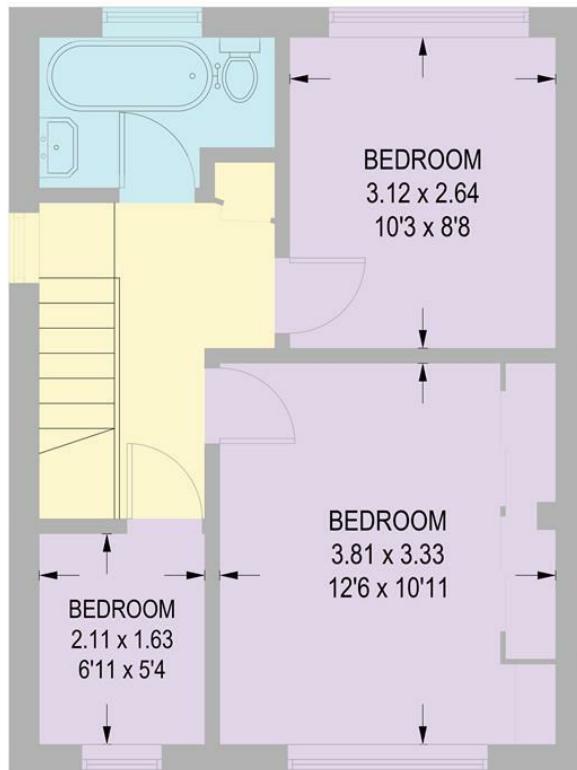


- Viewing highly recommended
- Truly outstanding plot with very large rear garden
- Considerable potential to modernise and extend (subject to usual permissions)
- Impressive views across to the Moors
- Re-roofed in 2017/18 along with new garage roof
- New gas boiler in 2024
- New front windows
- EPC: C
- Tenure: Freehold
- Council Tax Band: B



# 165 HOLMLEY LANE

APPROXIMATE GROSS INTERNAL AREA = 72.8 SQ M / 784 SQ FT  
 GARAGE = 12.7 SQ M / 137 SQ FT  
 TOTAL = 85.5 SQ M / 921 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

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