32 Ferndale Road, Coal Aston, Dronfield, S18 3BU

Saxton Mee

32 Ferndale Road

Coal Aston

Price Guide

£375,000

Guide price £375,000 - £385,000

Beautifully presented; this truly superb three double bedroomed detached dormer bungalow has been exceptionally well maintained and has been a much loved family home for many years. Being favourably located within this sought after and established residential area standing within easy reach of a host of local amenities including shops on Barnard Avenue, the Greendale shopping precinct along with renowned local schooling , nearby Cliffe Park and train station.

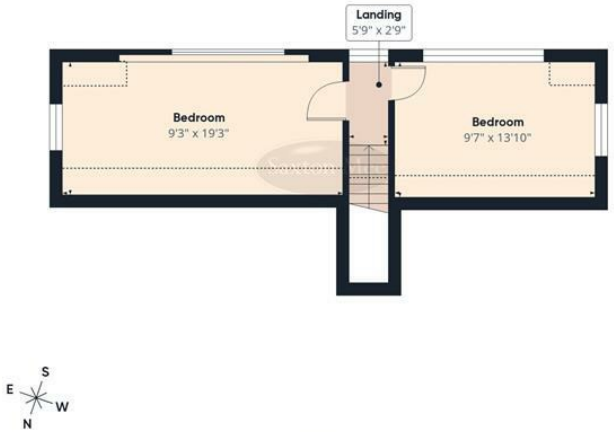
Offered for sale with vacant possession and no upward chain the surprisingly spacious accommodation has been extended to the rear an into the loft space and offers gas fired central heating, double glazing and briefly comprises: spacious hall, superbly equipped kitchen, beautifully proportioned living room, separate dining room/bedroom 4, double bedroom with built in wardrobes, excellent bathroom, first floor landing off which opens two further double bedrooms (the larger of which has been utilised as an additional sitting room/snug).

Outside: block paved driveway leads in providing ample off road parking to the undercroft garage, most attractive private rear garden with paved patio and lawn. raised decked patio and shed.

- Beautifully presented
- Deceptively well proportioned
- Three/four double bedrooms
- Much loved family home
- Private rear garden
- Vacant possession - no upward chain
- Gas central heating and double glazing
- EPC: D
- Council Tax Band
- Tenure:

Floor -1

Floor 0



Floor 1

Approximate total area(1)

1367 ft²

Reduced headroom

81 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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