



42 Coniston Road, Dronfield Woodhouse, Dronfield, S18 8PZ



42 Coniston Road

Dronfield Woodhouse

£440,000

**** Offers In The Region Of £440,000 **** A spacious four bedroomed detached home enviably located close to renowned shops, schools and Sindelfingen Park offering close to 1300 sq ft of accommodation.

The property has undergone considerable refurbishment within recent years to include a new Ideal combi boiler with a 12 year warranty, new consumer unit/fuse and a renovated downstairs WC.

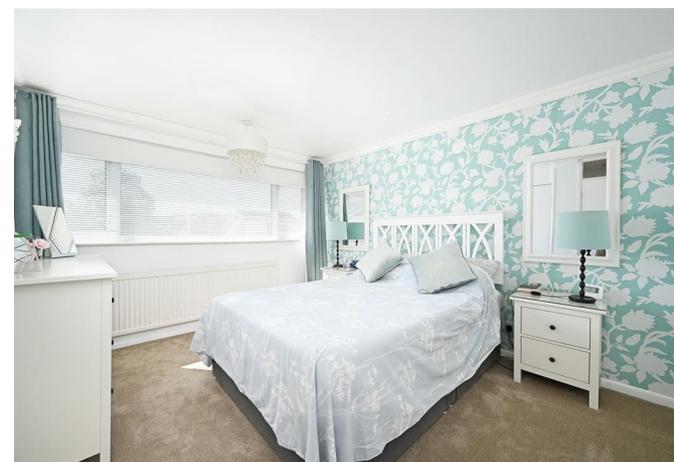
The accommodation briefly comprises: entrance hall with utility cupboard being plumbed for a washing machine and external vent for a tumble dryer, refurbished WC, study/bedroom 5, spacious living/dining room with sliding door into the garden room which overlooks the rear. Modern fitted kitchen with a range of built in units and contrasting work surfaces and splash backs.

First floor landing with front facing master bedroom having built in wardrobes, double bedroom two and three and single bedroom four. Family bathroom with a corner bath and shower above.

Outside: large extended garage which has been fully re wired including new lighting inside and out, consumer unit, new steel side door and fully electric roller door . All external walls have been weather proofed.

Tegular style block paved driveway extending down the side of the house behind wrought iron gates to the garage at the rear . The rear garden is attractively landscaped with mature plants for year round interest along with automatic lighting.

- Exceptionally well presented
- All the furnishings are available by arrangement
- Considerably refurbished
- Outstanding family home
- Sought after locality
- Close to the park, renowned schooling and shops
- Attractive private well established rear garden
- Tegular style block paved drive, ample parking and extended garage
- uPVC double glazing and gas central heating via a new Ideal combination boiler with a 12 year warranty
- EPC:C Council Tax Band:D Tenure:Freehold





42 CONISTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 120.3 SQ M / 1295 SQ FT
 GARAGE / EXTERNAL CUPBOARD = 19.3 SQ M / 208 SQ FT
 TOTAL = 139.6 SQ M / 1503 SQ FT

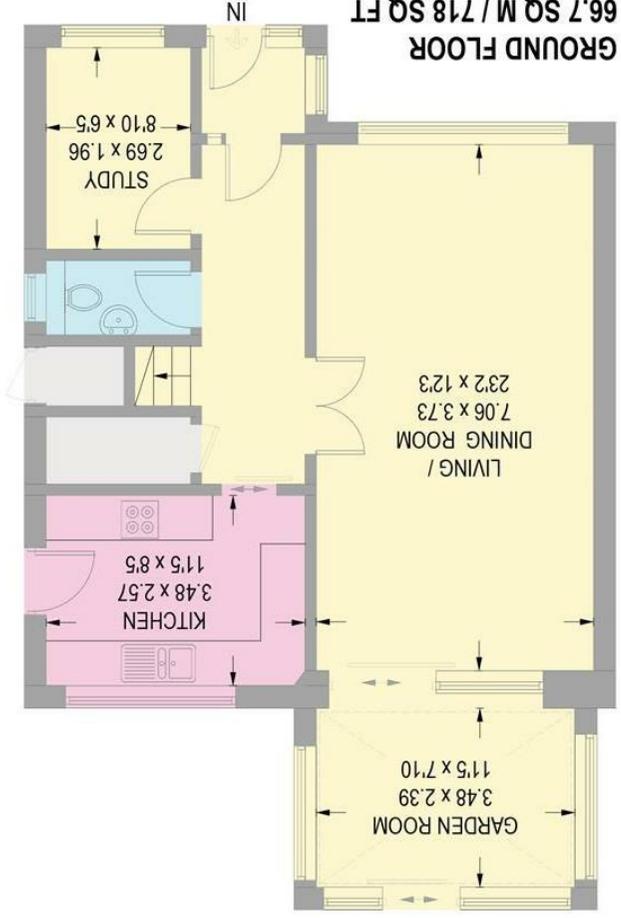
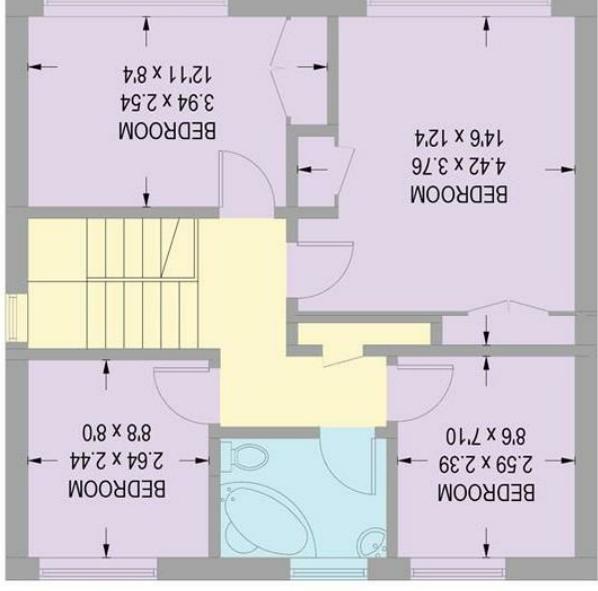


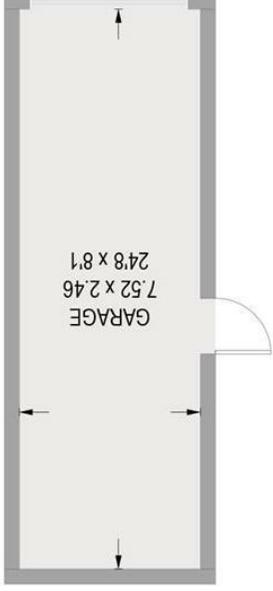
Illustration for identification purposes only,
 measurements are approximate, not to scale.

FIRST FLOOR

53.6 SQ M / 577 SQ FT



(NOT SHOWN IN ACTUAL
 LOCATION / ORIENTATION)



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