



39 Coniston Road, Dronfield Woodhouse, Dronfield, S18 8PY

Saxton Mee

39 Coniston Road

Dronfield Woodhouse

Price Guide

£450,000

Guide Price £450,000 - £475,000

Considerably extended; this excellent three bedroomed detached bungalow is favourably located on a good size plot with a large private rear garden and is conveniently placed for ease of access for Sindelfingen Park, renowned schooling, shops, doctors/pharmacist and regular bus service.

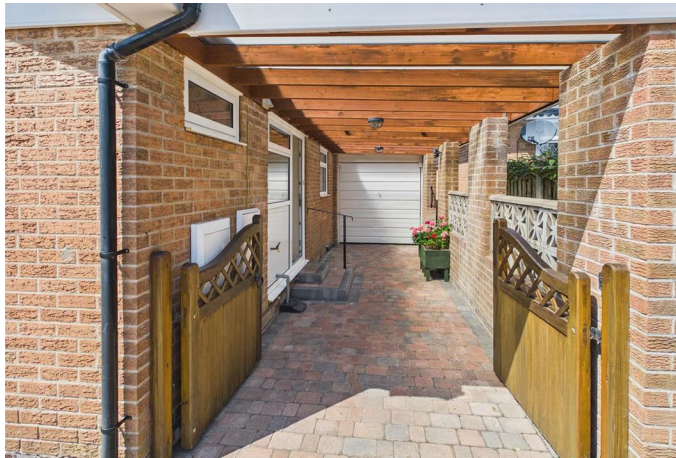
Offered for sale with vacant possession and no upward chain the property is suited to a family or couple and offers uPVC double glazing and gas fired central heating with a new Worcester Bosch gas fired combination boiler which was installed in 2021 with a 10 year warranty. The roof has been re-tiled in 2024 by a reputable local contractor. The spacious accommodation briefly comprises: hall, cloakroom/WC, large dining/family room which lends itself to being opened through to the adjacent kitchen which is well equipped, spacious living room which is an extension to the original dwelling with a feature fireplace, garden room/conservatory. Inner hall with cupboard housing the gas fired combi boiler along with access to the partially boarded loft space. Two double bedrooms, excellent shower room and good size single bedroom.

Outside: patterned concrete driveway leads in providing ample off road parking, excellent twin timber gates open to the car port where there is regular block paving, single attached garage.

Large private garden extending to three sides of the property which is mainly lawned and having shed, paved area with raised beds, fruit trees and dwarf stone walling.



- Superb three bedroomed detached bungalow
- Very good size plot
- Considerably extended
- New tiled roof in 2024
- uPVC double glazed, Worcester Bosch combination boiler installed in 2021 with a 10 year warranty
- Convenient and popular location
- Vacant possession with no upward chain
- EPC:
- Council Tax Band: E
- Tenure: Freehold





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.'

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