



149 Holmley Lane, Coal Aston, Dronfield, Derbyshire, S18 3DA

Saxton Mee

149 Holmley Lane

Coal Aston

Price Guide

£375,000

PRICE GUIDE £375,000 - £385,000

Deceptively well proportioned THREE DOUBLE BEDROOMED and two bathroomed semi detached house, perfect for a family, being enviably located on this highly desirable residential area of the town close to a good range of amenities including renowned primary and secondary schooling, train station and network links to both Sheffield and the M1 motorway.

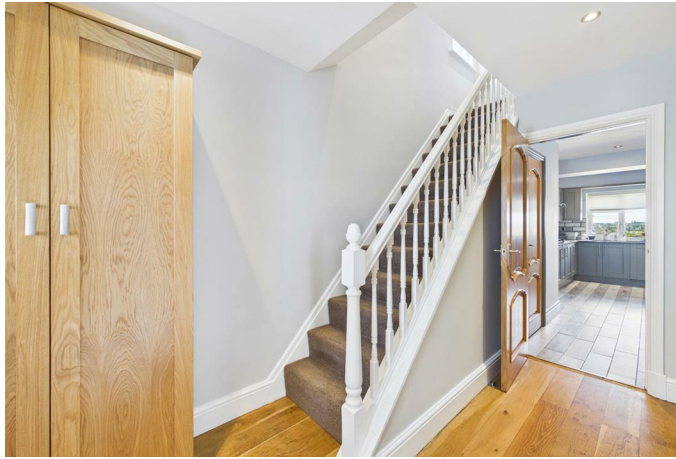
Offering gas fired central heating and uPVC double glazing with stunning views at the rear, the property briefly comprises: utility, reception hall with stairs to the first floor and downstairs cloakroom/WC. Good sized living room with front facing window, feature fireplace and doors leading into the impressive open plan dining kitchen which has a range of Shaker style units and integrated appliances, doors opening out onto the garden with far reaching views over the fields to the rear. First floor landing, master bedroom with dressing area having fitted wardrobes and en-suite shower room, double bedroom two again with fitted wardrobes, double bedroom three and superb extended family bathroom with bath and separate walk in shower.

Extensive block paved parking and driveway leads to the detached garage with store at the rear. To the rear are lawned gardens, paved patio to the rear elevation with glass balustrade taking full advantage of the stunning open views.



- Superb extended three double bedroomed semi detached house
- En-Suite to master bedroom and superb family bathroom
- Impressive open views to the rear over fields
- Gas central heating and double glazing
- Open plan dining kitchen with doors onto the patio at the rear
- Sought after residential area
- Extensive block paved parking and detached garage with store
- EPC
- Council Tax Band B
- 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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