



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

Saxton Mee

179 Holmley Lane

Coal Aston

£425,000

Extending over three floors to offer over 1700 sq ft of accommodation is this deceptively proportioned FOUR BEDROOMED detached house being perfect for a family. 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 good network links to both Sheffield and the M1 motorway.

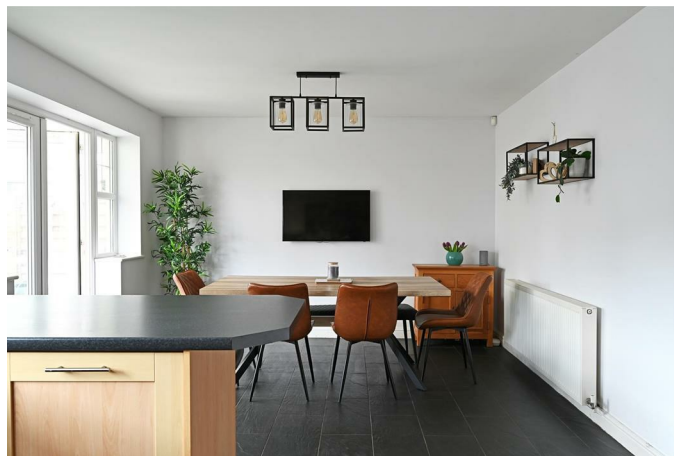
Offering gas fired central heating and uPVC double glazing with many of the rooms taking advantage of the stunning views at the rear, the property briefly comprises: hall with cloakroom/WC, study, utility room having personnel door to the garage store. Extending the full width of the property there is a good sized living room at the rear. On the lower ground floor there is an inner hallway again with cloakroom/WC and a large open plan living/dining kitchen area which opens through via French doors to the excellent uPVC double glazed conservatory. This in turn opens out onto the private rear garden which is set down with ease of maintenance in mind with artificial lawn and patio being ideal for entertaining, pets or children.

Leading off the landing on the first floor is the master bedroom which has built in wardrobes and an excellent en suite shower room, three further good size bedrooms (two having built in wardrobes) with the family bathroom having a white suite, and bath with shower above.

Parking and integral garage to the front of the property and access to the rear.



- Versatile accommodation extending to 1700 sq ft over three floors
- Well presented spacious accommodation with FOUR BEDROOMS and two bathrooms
- Sought after area close to renowned local schooling, train station and the town centre
- Great family home
- Stunning views to the rear over open fields
- No upward chain
- Viewing recommended
- Gas central heating and uPVC double glazing
- EPC: C
- Tenure: Leasehold Council Tax Band: D



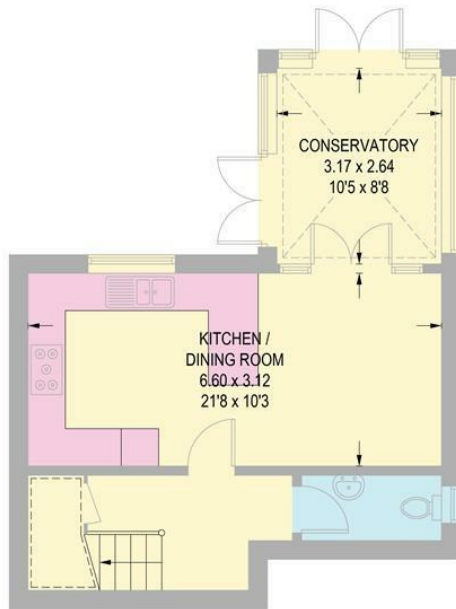


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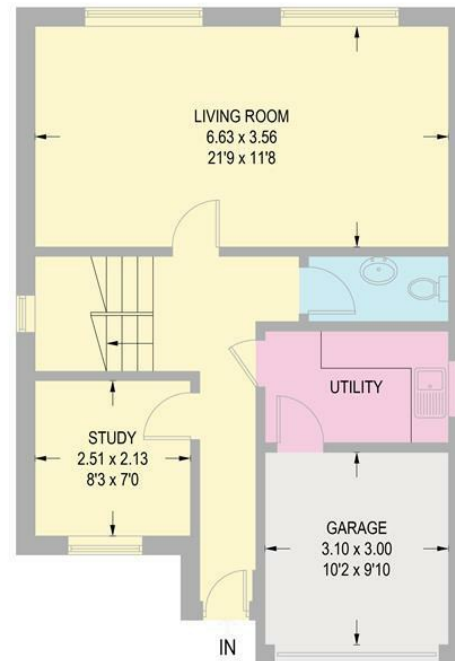
APPROXIMATE GROSS INTERNAL AREA = 149.1 SQ M / 1605 SQ FT

GARAGE = 9.1 SQ M / 98 SQ FT

TOTAL = 158.2 SQ M / 1703 SQ FT

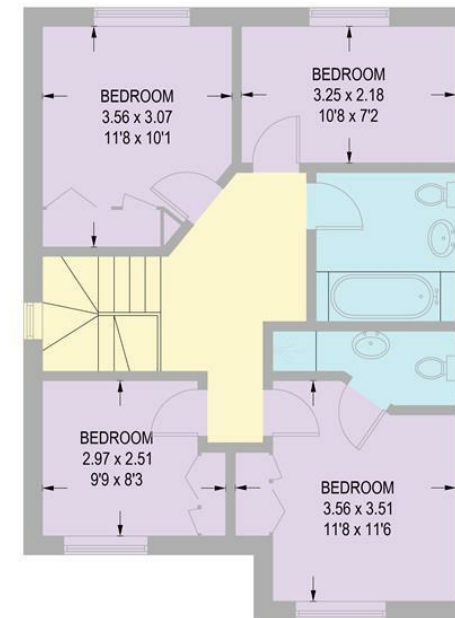


LOWER GROUND FLOOR
40.6 SQ M / 437 SQ FT



GROUND FLOOR
50.9 SQ M / 548 SQ FT

 = Reduced headroom below 1.5m / 5'0



FIRST FLOOR
57.6 SQ M / 620 SQ FT

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.'

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