



30 Paddock Way, Coal Aston, Dronfield, S18 2FF

Saxton Mee

# 30 Paddock Way

## Coal Aston

### £285,000

A well presented two double bedroomed detached bungalow which has been extensively refurbished during recent years to include a new tiled roof and stands in a convenient location within easy reach of a good range of local amenities including Greendale Shopping Centre, renowned local schooling along with Cliffe and Jubilee Parks.

Offered for sale with vacant possession and no upward chain this superb property is a great opportunity to acquire a fully modernised bungalow that benefits from being extended to the rear and has uPVC double glazing and gas fired central heating system via a Vaillant combination boiler fitted around 2021. In good decorative order throughout, the accommodation briefly comprises: superb kitchen being fully fitted with a range of integrated appliances, inner hall, good size lounge with ornamental fire surround and electric stove effect fire, this room opens through to the dining area which is an extension to the original bungalow and has a roof lantern and French doors to the rear. Two good size double bedrooms along with an excellent large shower room.

Drive with ample parking, low maintenance slate chipped forecourt. Attractive rear garden set down primarily to lawn with patio sitting out area and useful garden store.



- Superb two double bedroomed detached bungalow
- Sought after location
- Close to a good range of local amenities
- Attractively refurbished with new roof and new gas fired boiler within recent years
- Extended to the rear
- Impressive kitchen and shower room
- Good size rear garden with lawn and patio
- No upward chain - vacant possession
- EPC: D
- Council Tax Band: Tenure:





## 30 PADDOCK WAY

APPROXIMATE GROSS INTERNAL AREA = 72.6 SQ M / 781 SQ FT

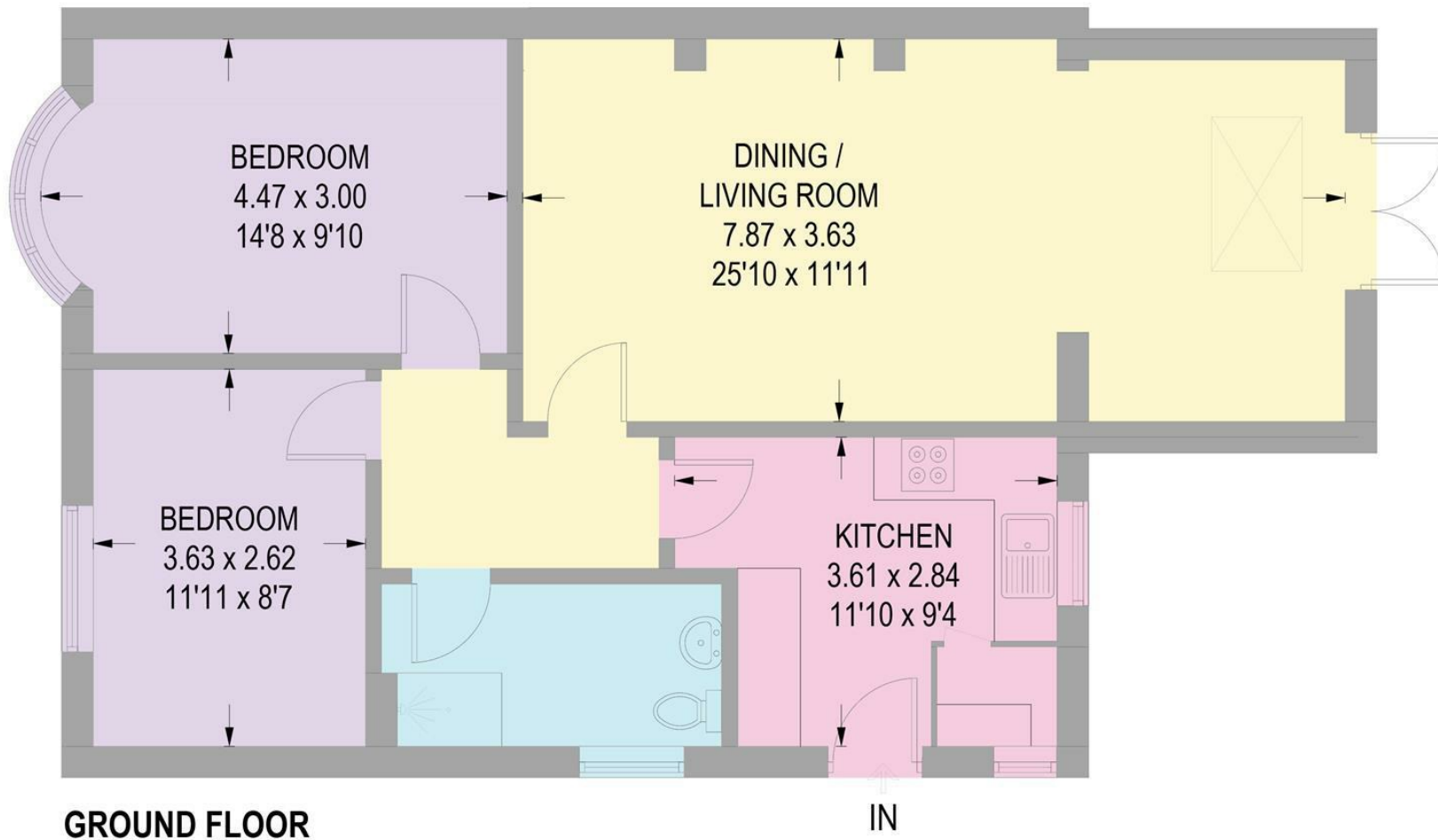


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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