



23 Firthwood Road, Coal Aston, Dronfield, S18 3BW

Saxton Mee

# 23 Firthwood Road

## Coal Aston

Chain Free

**£550,000**

This stunning four bedrooomed detached house has been stylishly refurbished and extended during recent years and is enviably located backing onto fields and farmland within this highly desirable residential locality on the semi rural fringe of Coal Aston yet within easy reach of an excellent range of local amenities.

These include renowned local schooling, train station in Dronfield along with its Civic Centre , parks and lovely nearby walks. The surprisingly spacious and well appointed property extends to 1828 sq ft (170 sq m) with double glazed windows, gas fired central heating and briefly comprises: reception hall, downstairs cloakroom/WC, good size living room, outstanding open plan dining kitchen/family room with the kitchen having only been fitted in 2019 with there being bi-fold doors to the rear garden. First floor landing with there being the master bedroom having bay window to the front and mirror wardrobes to one wall, two further good size double bedrooms, superb shower room and separate family bathroom which also has a separate shower. Second floor fourth double bedroom ideal for teenager or playroom.

Outside: block edged tarmac drive and forecourt parking with access to the double tandem garage. The attractive good sized rear garden extends considerably in depth is a most appealing feature and is set down primarily to lawn with a new resin patio which was laid in 2024.

- Stunning four double bedrooomed and two bathrooomed detached family home
- Stylishly appointed throughout
- Large south easterly facing private rear garden with views over open farmland and fields
- Impressive open plan dining kitchen/family room
- Tarmac drive with ample parking and double garage
- Considerably refurbished and extended
- Viewing highly advised
- EPC
- Council Tax Band D
- Tenure: Freehold







Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1828 ft<sup>2</sup>

Reduced headroom

113 ft<sup>2</sup>



Floor 2 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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