



78 Coniston Road, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8NZ

Saxton Mee

78 Coniston Road

Dronfield Woodhouse

£325,000

This exceptionally well presented three bedroomed detached house is perfect for a young family or couple and is complemented by a superb private south facing rear garden.

Enviably located on this highly sought after road the property is in excellent decorative order throughout and offers uPVC double glazing, gas fired central heating and briefly comprises: porch, spacious living room, inner hall with downstairs WC, dining area with patio doors leading onto the garden, well equipped kitchen. First floor landing, two double bedrooms, single bedroom and family bathroom with shower over the bath.

Outside: off road parking to the front, attached single garage, attractive level rear garden with excellent broad stone patio ideal for al-fresco dining and entertaining with artificial lawn beyond. Useful garden store.



- Attractively presented three bedroomed detached house
- Perfect for a family/couple
- Convenient and popular residential locality
- Nearby doctors, parks, shops, doctors/pharmacist
- Superb south facing level rear garden
- Gas central heating via a combination boiler and double glazing
- EPC
- Council Tax Band
- Tenure:





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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