



2, Ash Cottages Crow Lane, Unstone, Dronfield, S18 4AL

Saxton Mee

Ash Cottages Crow Lane

Unstone

Chain Free

£375,000

With stunning southerly views and a large rear garden, this surprisingly well proportioned three double bedroomed and three reception roomed semi detached stone built cottage nestles within the old part of the village close to delightful rural surroundings.

There is an infants/juniors school close by with a comprehensive range of amenities in nearby Dronfield. The property has tremendous potential with a large garage that when built was intended to have accommodation suitable for an annex or alternatively be ideal for anyone working from home or for hobbies/pastimes.

With delightful views to the rear the spacious accommodation was considerably extended many years ago and offers gas fired central heating via an Ideal combination boiler, double glazing and briefly comprises: porch, breakfast kitchen, living room with stone fireplace, dining room and arch to the sitting room. Small cellar, landing off which opens three double bedrooms (two having built in wardrobes), dressing room which provides access to the bathroom which has a white suite.

Drive with off road parking, double garage with personnel door to the passageway/hall with potential office and adjacent store which was originally intended as a shower room.

At garden level is a large store which would also make an excellent garden or hobbies room. Raised sitting out terrace against the back elevation and an unusually large garden set down primarily to lawn for ease of maintenance.



- Superbly proportioned semi detached stone fronted cottage
- Three double bedrooms and three reception rooms
- Stunning southerly views
- Very large mainly lawned rear garden
- Off road parking
- Double garage with store/workshop and potential hobbies/garden room
- Gas central heating and double glazing
- Viewing recommended
- EPC: D
- Tenure: Freehold Council Tax Band: D

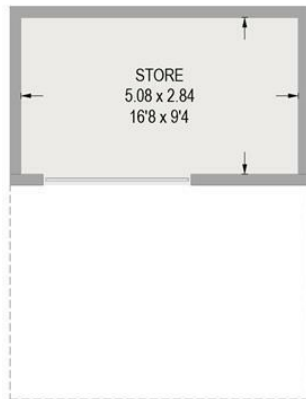


2 ASH COTTAGES

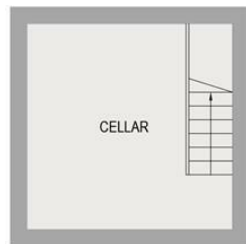
APPROXIMATE GROSS INTERNAL AREA = 119.3 SQ M / 1284 SQ FT (EXCLUDING CELLAR)

OUTBUILDING = 60.7 SQ M / 653 SQ FT

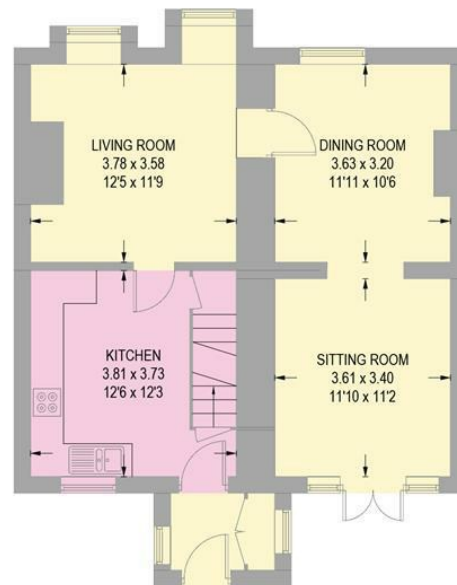
TOTAL = 180.0 SQ M / 1937 SQ FT



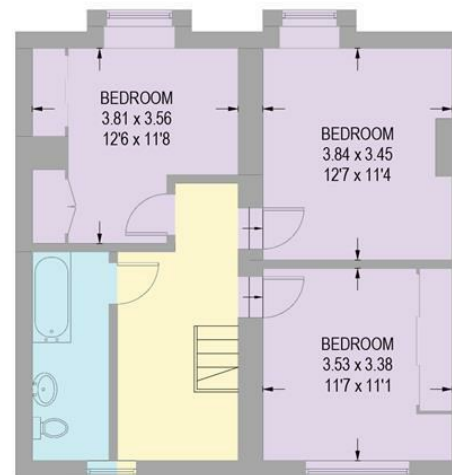
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LOCATION / ORIENTATION)



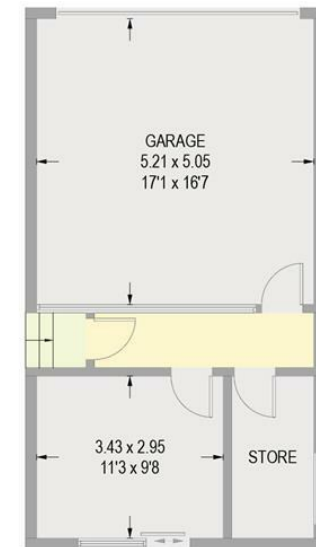
CELLAR



GROUND FLOOR
60.9 SQ M / 655 SQ FT



FIRST FLOOR
58.4 SQ M / 629 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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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