44 Wilson Road, Coal Aston, Dronfield, S18 3AD

Saxton Mee

44 Wilson Road

Coal Aston

£300,000

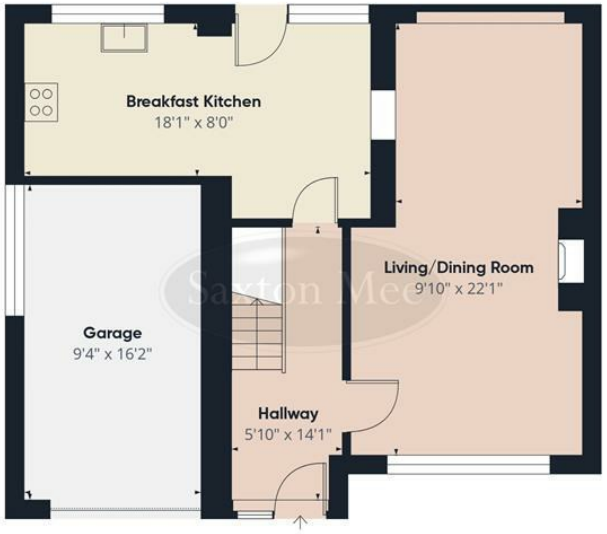
Particularly well situated, this excellent three bedroomed semi detached house has been extended to the rear on the ground floor and occupies a favoured corner plot with a large rear garden with fields and farmland beyond.

Offered for sale with vacant possession and a very short established upward chain, the property is perfectly suited to a family standing at the head of a small cul-de-sac within easy reach of a good range of local amenities including renowned schooling, shops/petrol station and a comprehensive range of amenities within Dronfield, which has its own railway station.

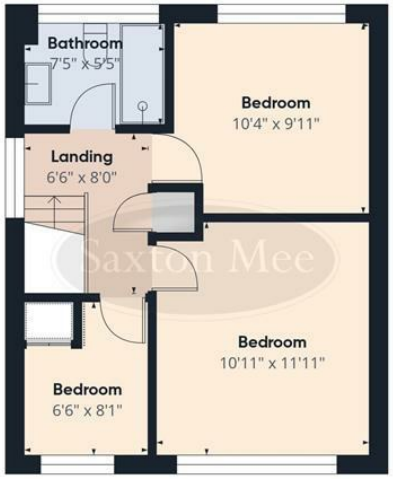
Having uPVC double glazed windows and a Glow worm gas fired boiler, the accommodation comprises: reception hall, nicely proportioned living/dining room, good sized extended breakfast kitchen. First floor landing off which opens two double bedrooms, single bedroom ideal for a small child or study and shower room.

Outside: tarmac driveway with ample off road parking, attached single garage, large low maintenance rear garden which is extensively paved and gravelled with far reaching views over nearby fields and farmland.

- Superbly located three bedroomed semi detached house
- Great corner plot
- Head of a small cul-de-sac
- Ideal for a family with excellent amenities nearby
- Views towards fields and farmland to the rear
- Gas central heating and double glazing
- Very short established onward chain
- Extended to the rear with a good sized breakfast kitchen
- EPC: D
- Council Tax Band: C Tenure: Freehold



Floor 0



Floor 1

Approximate total area(1)

1004 ft²

(1) Excluding balconies and terraces

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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