



3 Coniston Road, Dronfield Woodhouse, Dronfield, Derbyshire, S18 8PY



3 Coniston Road

Dronfield Woodhouse

Offers Around

£575,000

A wonderful opportunity to acquire a beautifully proportioned and superbly presented detached bungalow with excellent extension which would be perfect for a dependant relative or "twentysomething".

The property has been exceptionally well maintained being enviably located close to the park and only a few hundred yards from the good range of shopping amenities off Pentland Road with nearby reputable schooling and bus service. Having the benefit of a new gas fired combination boiler in 2019 with the roof having been largely replaced within recent years, the uPVC double glazed accommodation briefly comprises: porch, hall, impressive kitchen which opens through to the excellent garden room, spacious lounge, separate dining room with two double bedrooms, shower room and large family bathroom. There is a master bedroom with fitted wardrobes which along with the study has the potential to be integrated with the snug and bathroom to form an outstanding separate annex.

The property enjoys an excellent location enjoying a broad frontage with twin drives providing superb parking, tarmac drive provides access to the large garage with store beyond. Attractive private garden with summerhouse, lawn, herbacious beds and decked entertaining terrace.



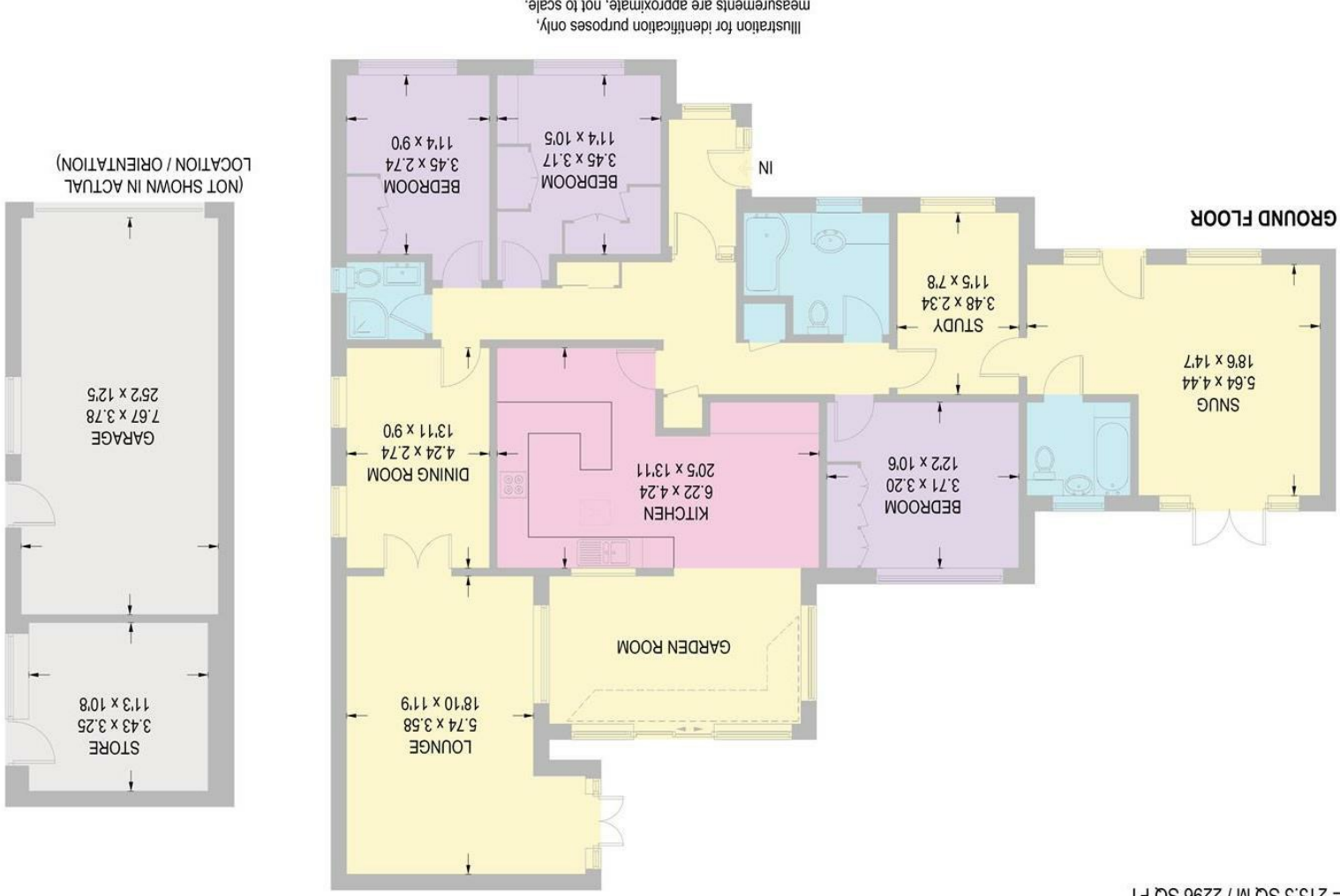
- Beautifully proportioned versatile bungalow
- Three/four bedrooms and three bathrooms
- Snug/bedroom perfect for dependant relative
- Largely re-roofed and new combination boiler around 2019
- Beautifully presented
- New kitchen in 2019
- Sought after location close to the park
- Twin drives, ample parking, large garage plus store
- Viewing highly recommended
- EPC: C - Council Tax Band: D - Tenure: Freehold





3 CONISTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 172.6 SQ M / 1858 SQ FT
 GARAGE = 29.2 SQ M / 314 SQ FT
 STORE = 11.5 SQ M / 124 SQ FT
 TOTAL = 213.3 SQ M / 2296 SQ FT



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.

