



**WHITEHORNS**

Buy. Sell. Let. Relax!

0114 268 8533  
info@whitehorns.com  
www.whitehorns.com

**1 Drury Lane, Coal Aston**

Dronfield

Guide price of **£275,000 - £300,000**

# 1 Drury Lane

Coal Aston, Dronfield

**\*\*GUIDE PRICE OF £275,000- £300,000\*\*** This three-bedroom extended semi-detached family home presents an exceptional opportunity for buyers seeking a property with vast potential, located on the cusp of the British countryside and within the catchment area for highly regarded local schools. The property is available with no onward chain, making for a straightforward purchase process. In need of modernization, it offers a fantastic blank canvas for those wishing to create a bespoke family residence.

Council Tax band: B

Tenure: Freehold

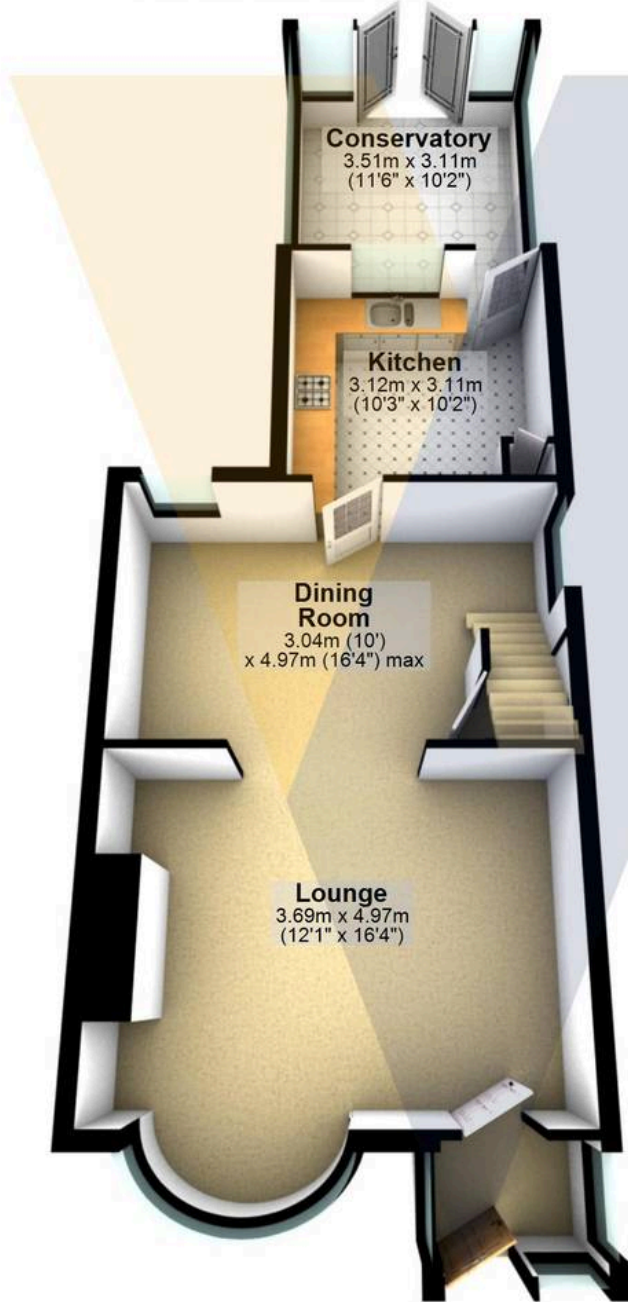
- THREE BEDROOMED EXTENDED SEMI-DETACHED FAMILY HOME
- IN NEED OF MODERNISATION
- HUGE PLOT WITH POTENTIAL FOR FURTHER EXPANSION
- AVAILABLE WITH NO ONWARD CHAIN
- OFF ROAD PARKING
- IN THE CATCHMENT FOR LOCAL REPUTABLE SCHOOLS
- GREAT LOCATION ON THE CUSP OF THE BRITISH COUNTRYSIDE
- CLOSE TO A WEALTH OF LOCAL AMENITIES
- TWO LARGE RECEPTION ROOMS
- PERFECT FOR GROWING FAMILIES





## Ground Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



**Conservatory**  
3.51m x 3.11m  
(11'6" x 10'2")

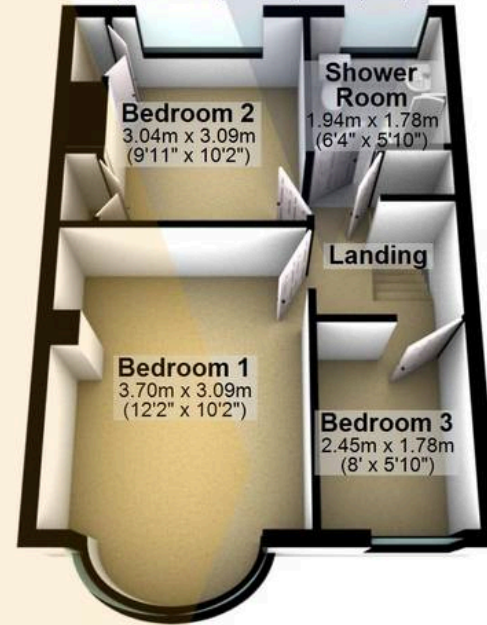
**Kitchen**  
3.12m x 3.11m  
(10'3" x 10'2")

**Dining Room**  
3.04m (10')  
x 4.97m (16'4") max

**Lounge**  
3.69m x 4.97m  
(12'1" x 16'4")

## First Floor

Approx. 34.4 sq. metres (370.5 sq. feet)



**Bedroom 2**  
3.04m x 3.09m  
(9'11" x 10'2")

**Shower Room**  
1.94m x 1.78m  
(6'4" x 5'10")

**Landing**

**Bedroom 1**  
3.70m x 3.09m  
(12'2" x 10'2")

**Bedroom 3**  
2.45m x 1.78m  
(8' x 5'10")

Total area: approx. 92.0 sq. metres (989.8 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

1 Drury Lane