



Dale Croft, 36 Eckington Road, Coal Aston, Dronfield, S18 3AT

Saxton Mee

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Coal Aston

Offers Around

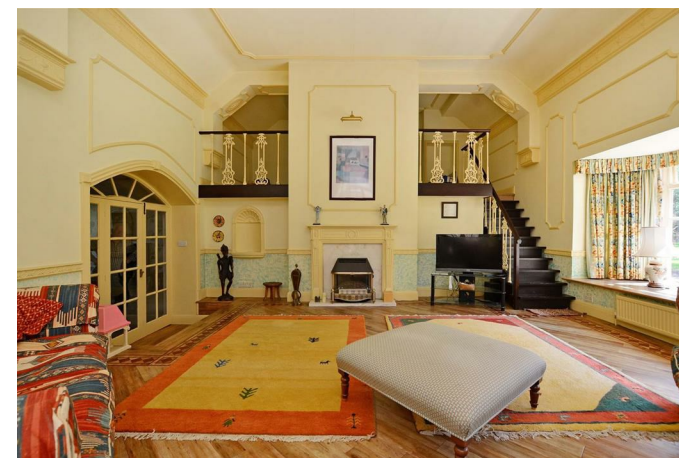
£645,000

A beautifully proportioned five bedroom converted school house with a large private south facing garden.

NO CHAIN; superb stone built detached home perfect for a family, offering flexible and versatile accommodation most conveniently situated close to the heart of the popular village within easy reach of a good range of amenities. Gas fired central heating via a preferred unvented pressurised system, the property comprises: porch, large dining/family room, excellent breakfast kitchen, side lobby, office (sauna), elegant drawing room, conservatory, snug, sewing room, ground floor double bedroom, rear hall, utility, downstairs WC/shower room. FF: master bedroom with fitted wardrobes, spacious bathroom and shower, family shower room, two further double bedrooms, single bedroom/study/nursery. Outside, driveway with ample parking, access to double garage with electric door. Large private south facing mainly lawned rear garden and stone flags and entertaining terrace. Useful outhouse/stores.



- First Time Offered for Sale in the Last 28 Years
- Beautifully Proportioned
- Attractive Large Private South Facing Rear Garden
- Very Versatile and Flexible Accommodation
- Ample Parking and Double Garage with Electric Door
- Elegant Drawing Room with Lofted Ceiling
- Ground Floor Bedroom and Shower Room, Perfect for a Dependant/Teenager
- Viewing Highly Recommended
- Energy Rating TBC
- Viewing: Dronfield Office





36 ECKINGTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 325.0 SQ M / 3499 SQ FT
 MEZZANINE = 16.8 SQ M / 180 SQ FT
 TOTAL = 341.8 SQ M / 3679 SQ FT



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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