ABODE
SALES & LETTINGS

Johnson Close, Derbyshire, DE74 0AF

£265,000

https://www.abodemidlands.co.uk/

**** PERFECT POSITION ON THE EDGE OF THE DEVELOPMENT **** High specification William Davis design property in immaculate condition offering a hall, lounge and fitted dining kitchen with doors onto the garden, guest cloakroom. The first floor offers three bedrooms, master with wardrobes and a family bathroom. Good size and landscaped rear garden, long drive and EV charging point.

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HALL
Entrance door into the hallway with stairs to the first floor, a radiator and door to the lounge.

LOUNGE
Upvc double glazed window to the front and side elevations and a radiator.

KITCHEN DINER
Fitted wall mounted, base and drawer unit with work surfaces and a stainless steel sink and drainer unit. Fitted electric oven with gas hob and fitted extractor fan, integrated fridge freezer and dishwasher, plumbing and space for a washing machine. Radiator and upvc double glazed window and double doors onto the garden.

CLOAKROOM
Low flush WC, wash hand basin and radiator.

FIRST FLOOR LANDING
Loft access and doors to -

BEDROOM I
Two upvc double glazed windows to the front elevation, two radiators and built-in wardrobes.

BEDROOM 2
Upvc double glazed window and a radiator.

BEDROOM 3
Upvc double glazed window and a radiator.

BATHROOM
Panel enclosed bath with a shower and shower screen, low flush WC, wash hand basin, upvc double glazed window and ladder style radiator.

OUTSIDE
Long side driveway.with Ev charging point. Side gated access to the good sized landscaped garden offering paved seating areas and a lawn with borders.

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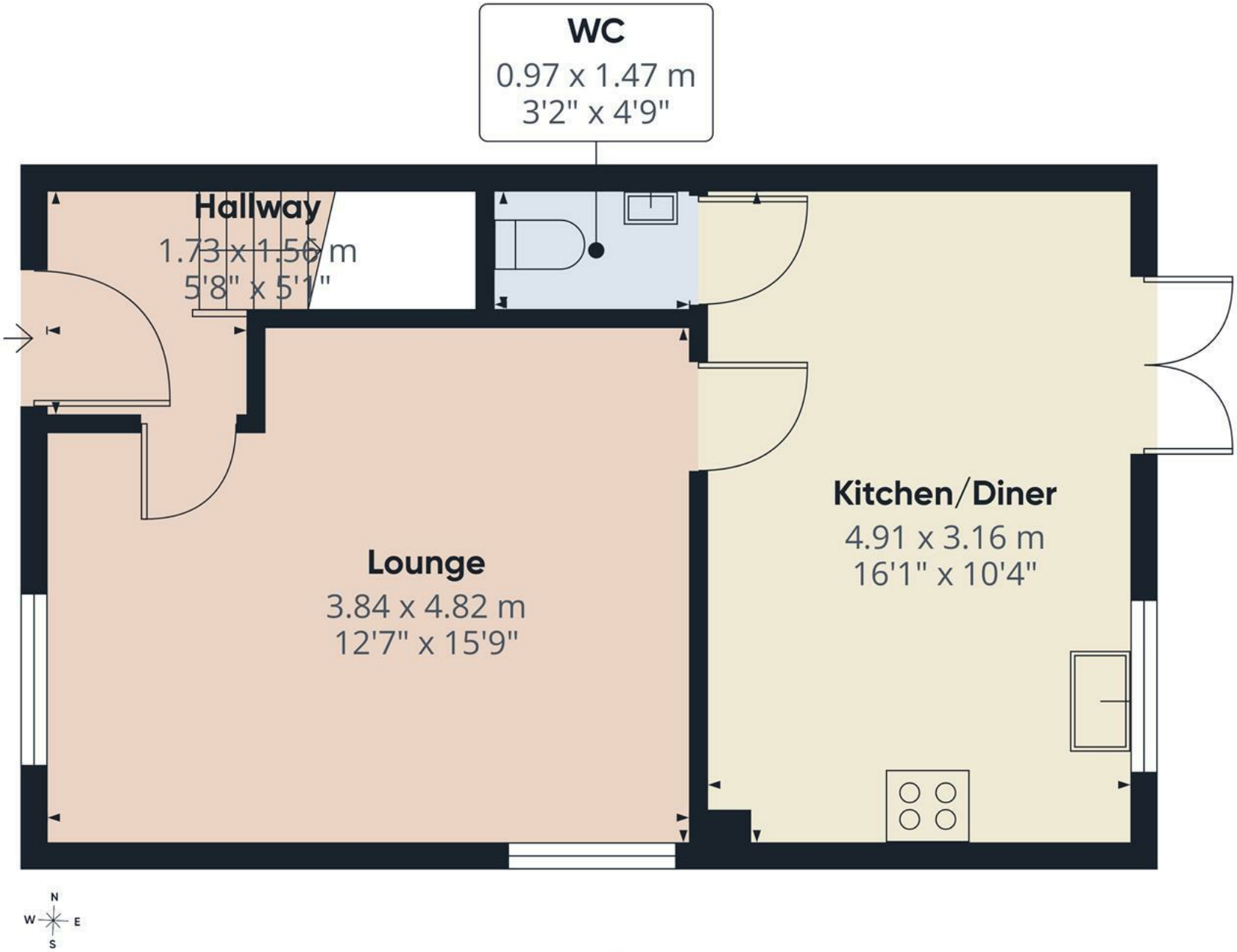

Floor 0

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Approximate total area(1)

39.3 m²

423 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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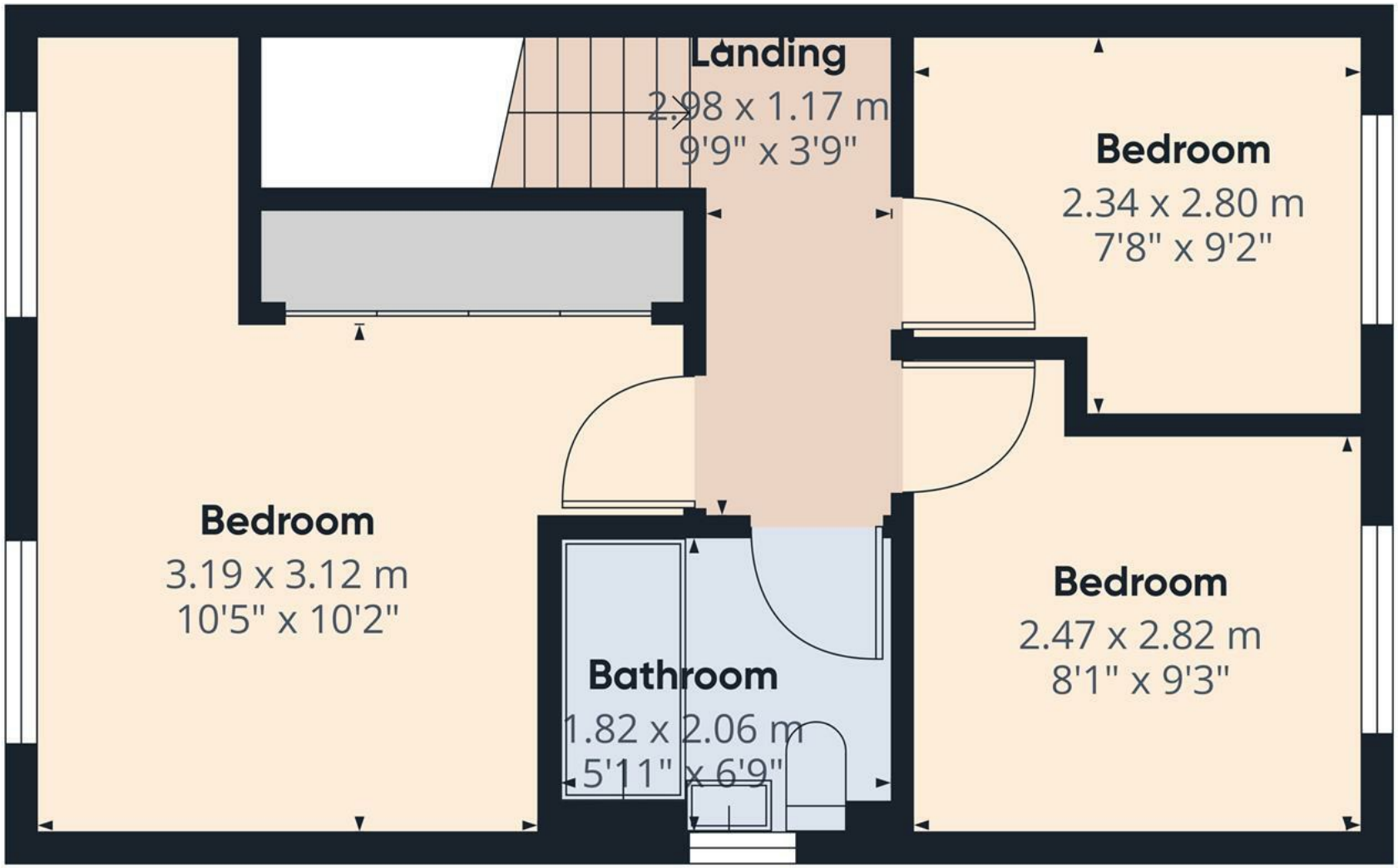

Floor 1

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Approximate total area[1]

36.3 m²

391 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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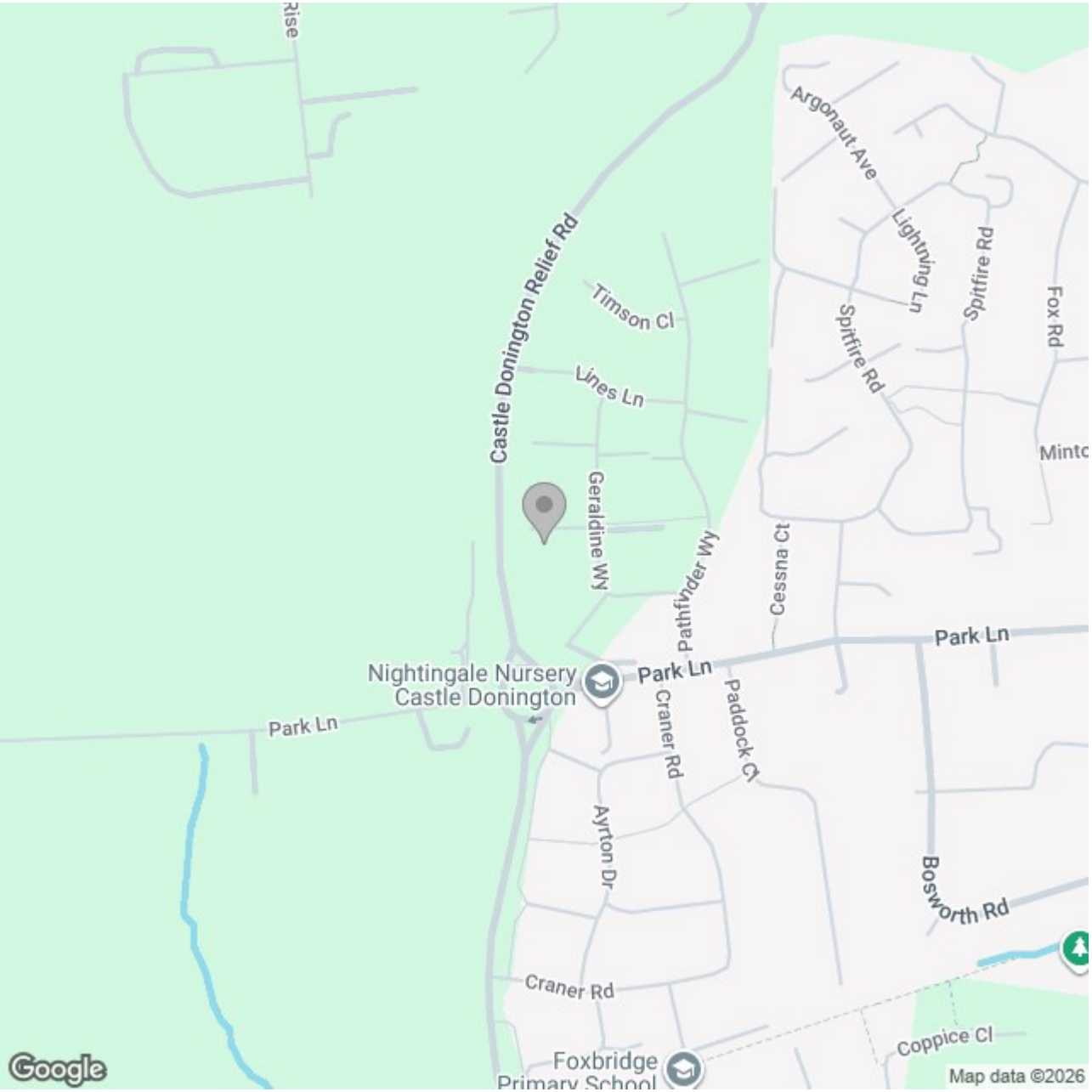

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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