ABODE
SALES & LETTINGS

Radford Meadow, Derbyshire, DE74 2NZ

No Onward Chain £415,000



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







**** BEAUTIFULLY PRESENTED THROUGHOUT **** OPEN PLAN LIVING & DINING KITCHEN PLUS A LOUNGE & STUDY ****

Located on a good size plot is this four bedroom detached property offering a porch and hall, guest cloakroom, lounge, fitted dining kitchen with doors onto the garden, utility room and a study. Four first floor bedrooms, en suite shower room and a family bathroom. Front and rear gardens and a driveway. NO CHAIN

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PORCH
Upvc double glazed porch with an electric heater and a door into the hall.

HALL
Stairs to the first floor, radiator and Amtico flooring.

CLOAKROOM
Low flush wc, wash hand basin and a radiator.

LOUNGE
Feature fireplace with electric stove style fire, radiator and a upvc double glazed window to the front.

KITCHEN DINER
Fitted units with solid wood works surfaces and a matching island with breakfast bar. Fitted electric oven and separate microwave oven, electric hob with extractor hood, integrated dishwasher and full height fridge. Storage cupboard, chrome ladder style radiator in the kitchen area and normal radiator in the dining area. Upvc double glazed window and double doors onto the garden.

UTILITY ROOM
Fitted units with work surfaces and a sink and drainer unit. Plumbing and space for a washing machine, integrated full height freezer and space for a tumble dryer. Upvc double glazed window and door to the garden.

STUDY
Upvc double glazed window to the front and a radiator.

FIRST FLOOR LANDING
Storage cupboard and a upvc double glazed window to the side.

BEDROOM I
Upvc double glazed window to the front, radiator and a door to the en suite.

EN SUITE
Shower and a vanity sink unit with wash hand basin and storage drawers under. Chrome ladder style radiator.

BEDROOM 2
Upvc double glazed window to the front and a radiator.

BEDROOM 3
Upvc double glazed window to the rear and a radiator.

BEDROOM 4
Loft access with pull down ladder, light and part boarded. Upvc double glazed window and a radiator.



BATHROOM
Panel enclosed bath with mixer tap and shower attachment, wash hand basin, low flush wc, radiator and a upvc double glazed window.

OUTSIDE
Front lawn and a long driveway with EV charger. Enclosed rear garden with lawns to the side and rear, paved seating areas. Base and cover for a hot tub, outside tap and electric point.




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AML Disclaimer - Derby/Swadlincote Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Derby/Swadlincote Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.











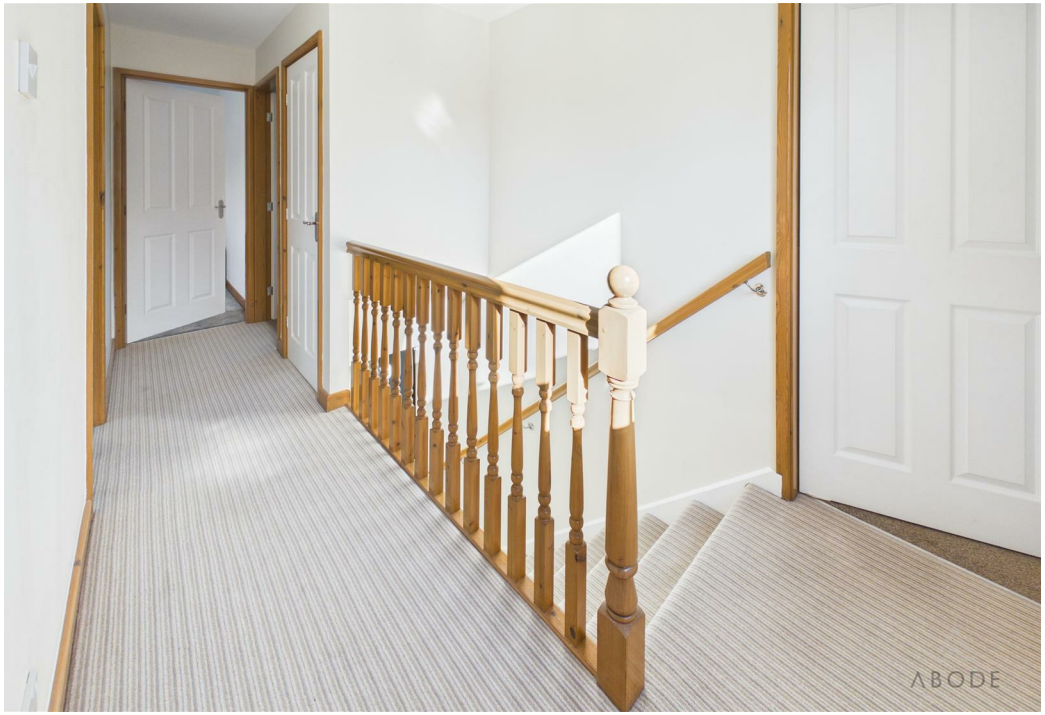











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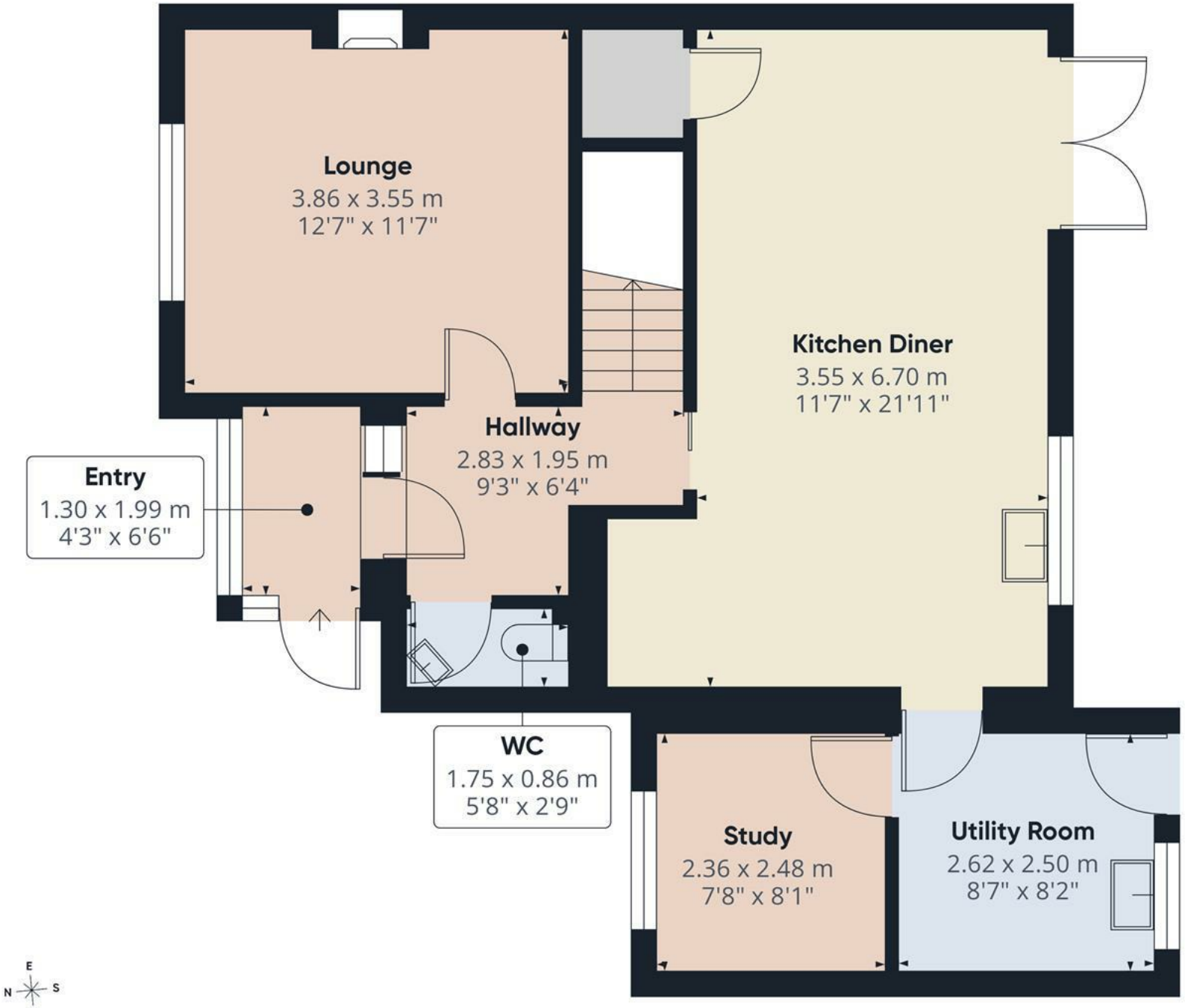



GIANT


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Floor 0

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Approximate total area(1)

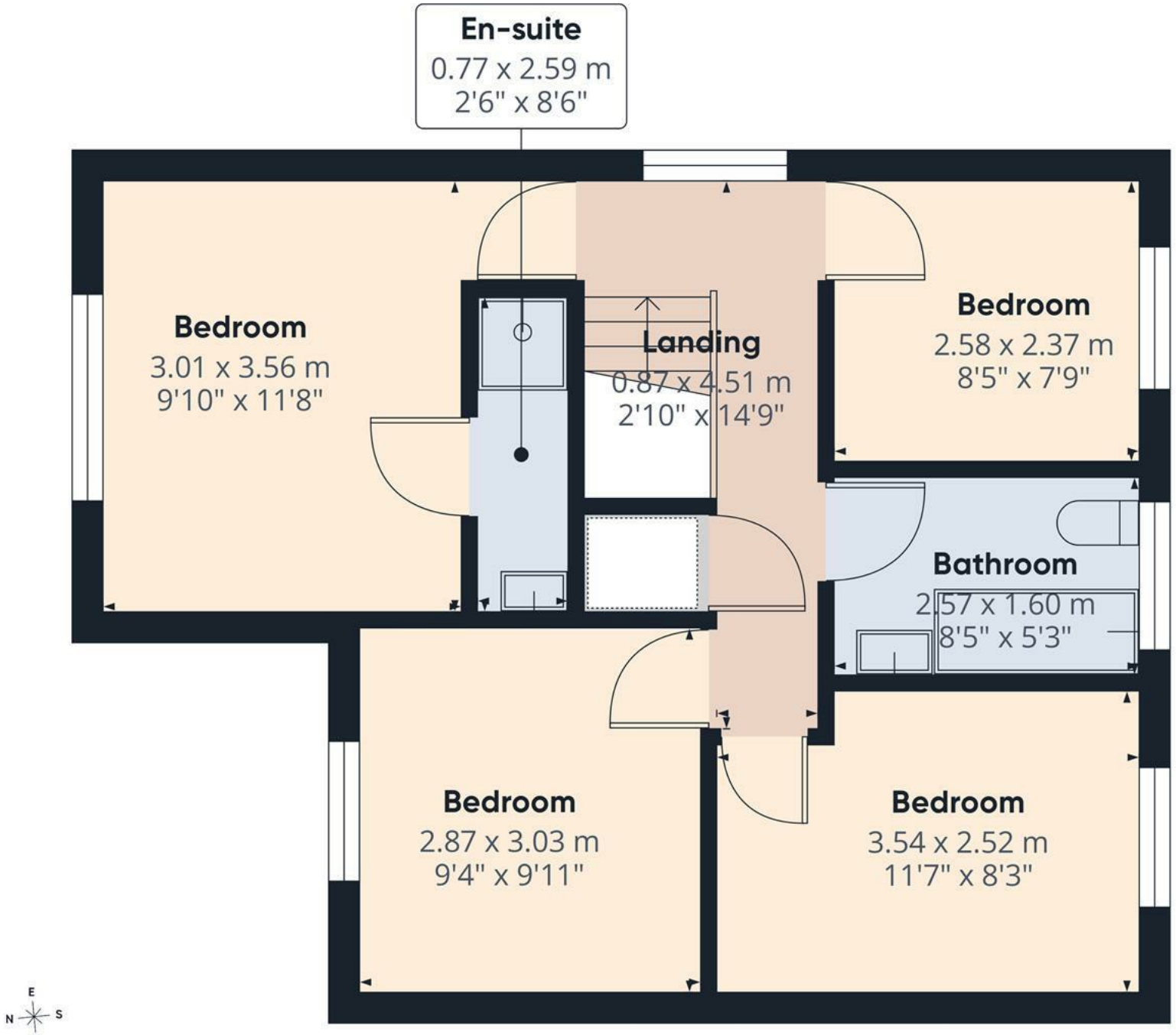
64.8 m²

696 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)

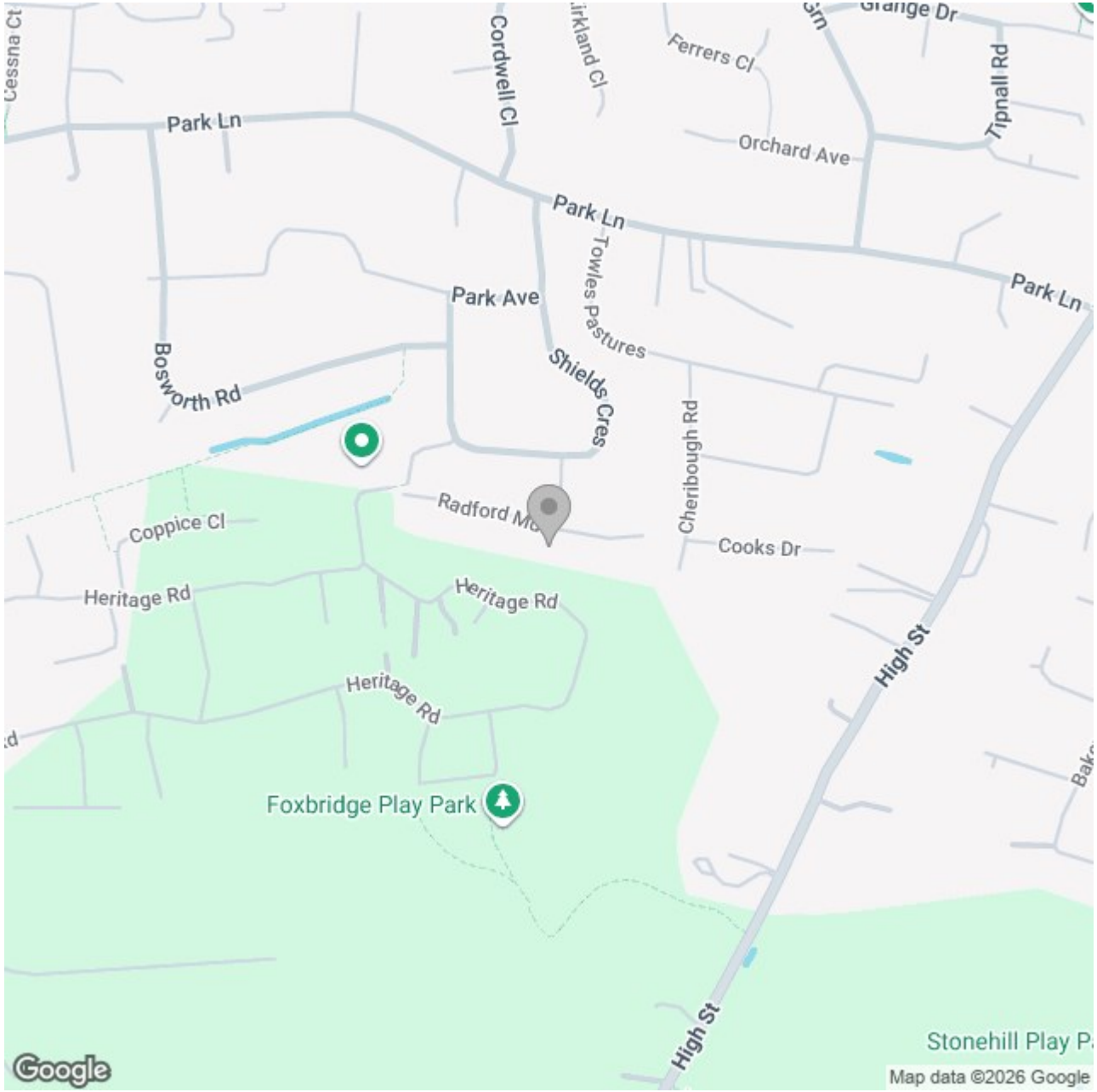
45.6 m²

492 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		
(81-91) B		
(69-80) C	73	77
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.