ABODE
SALES & LETTINGS

Denver Road, Mickleover, Derbyshire, DE3 0PS

£280,000

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

**** NO CHAIN **** Extended detached family home offering a porch and hall, lounge diner, fitted breakfast kitchen, utility room and a guest cloakroom. Three first floor bedrooms and a shower room. Drive, garage and a rear garden.

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PORCH
Entrance door into the porch, radiator and a door to -

HALL
Stairs to the first floor, radiator, upvc double glazed window and open through to the lounge diner.

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

KITCHEN
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven, gas hob, fridge freezer, dishwasher, radiator and upvc double glazed window.

UTILITY ROOM
Fitted work surfaces, washing machine, tumble dryer, freezer, upvc double glazed window and door to the garden and a storage cupboard.

CLOAKROOM
Low flush wc, wash hand basin and radiator.

FIRST FLOOR LANDING
Airing cupboard and a upvc double glazed window.

BEDROOM I
Fitted wardrobes and cupboards, upvc double glazed window and a radiator. Loft access with loft ladder.

BEDROOM 2
Fitted wardrobes and cupboards, upvc double glazed window and a radiator.

BEDROOM 3
Upvc double glazed window and a radiator.

SHOWER ROOM
Walk-in shower, vanity sink with wash hand basin and drawers under, low flush wc, radiator and a upvc double glazed window.

OUTSIDE
The front of the property offers a good size drive and a garage to the side. The rear garden is paved with garden shed.

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Laugh
Love

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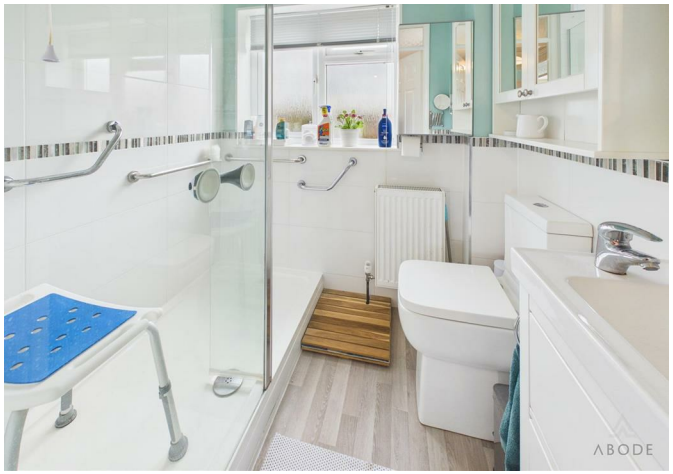
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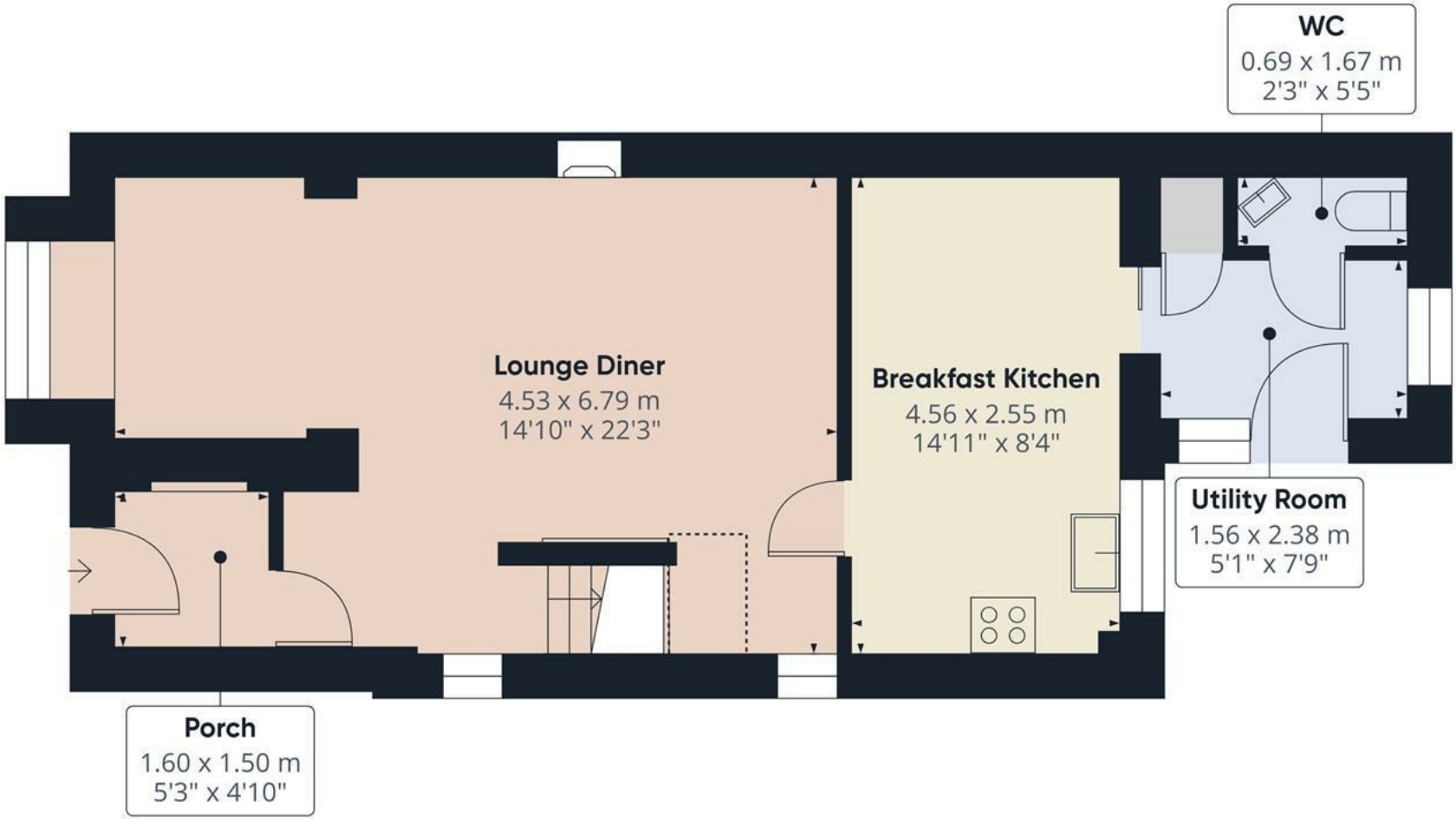

Floor 0

ABODE

Approximate total area(1)

47.5 m²

511 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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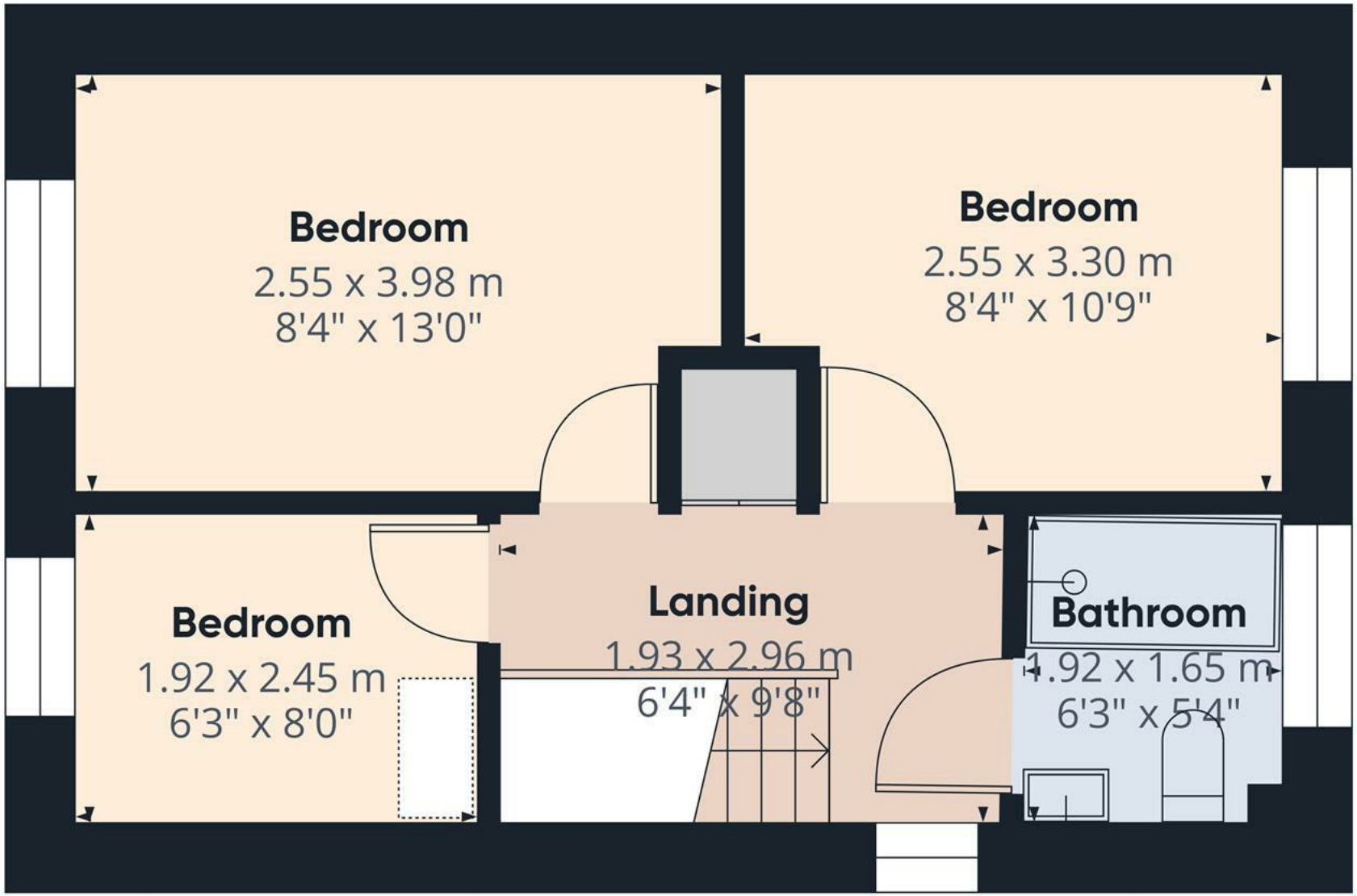

Floor 1

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Approximate total area[1]

29.8 m²

319 ft²

(1) Excluding balconies and terraces

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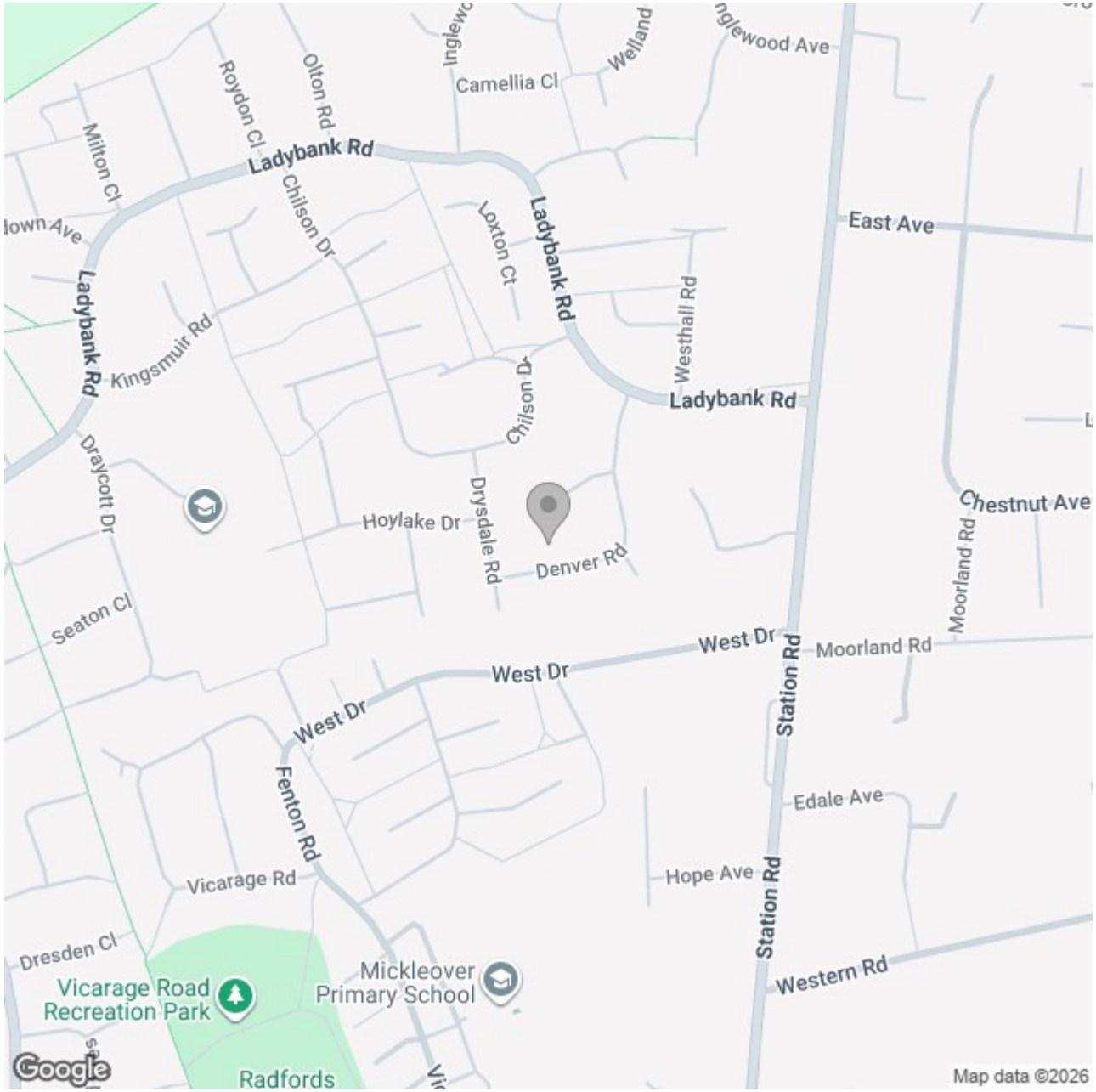

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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