ABODE
SALES & LETTINGS

Kinglas Drive, Mickleover, Derbyshire, DE3 0AX

£260,000

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

**** MODERN OPEN PLAN PROPERTY **** GARDEN CABIN INCLUDED IN THE SALE **** Entrance hall area open through to the lounge, fitted dining kitchen with doors onto the garden. Three bedrooms, en suite and a bathroom to the first floor. Rear garden with artificial lawn and a cabin perfect for home working and a drive to the side with EV charging point.

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HALL
Entrance door into the open hall with stairs to the first floor.

LOUNGE
Radiator and upvc double glazed window to the front, open through to the kitchen diner.

KITCHEN DINER
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven, hob and extractor, plumbing for a washing machine and dishwasher and space for a fridge freezer. Radiator and bifold doors onto the garden.

FIRST FLOOR LANDING
Upvc double glazed window to the side and doors to -

BEDROOM 1
Upvc double glazed window and a radiator.

EN SUITE
Enclosed shower, wash hand basin, low flush wc and a radiator.

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 over, low flush wc, wash hand basin, radiator and upvc double glazed window.

CABIN
Outside cabin suitable for home working or a gym space. Power and lights.

GARDEN
Landscaped rear garden with paved patio, artificial lawn and raised beds. Side gated access to the side long drive with EV charging point.

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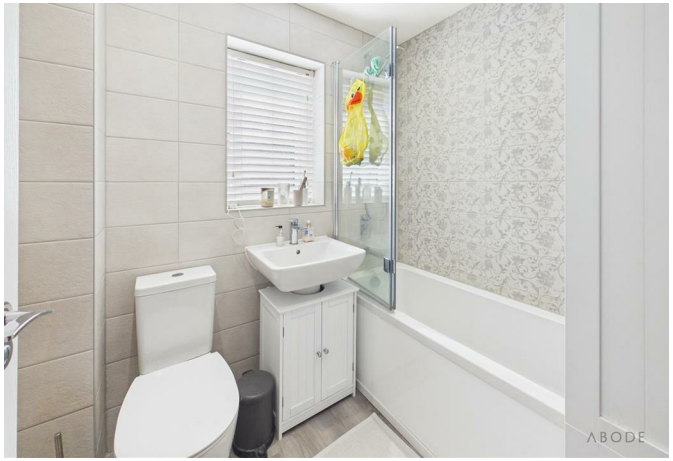
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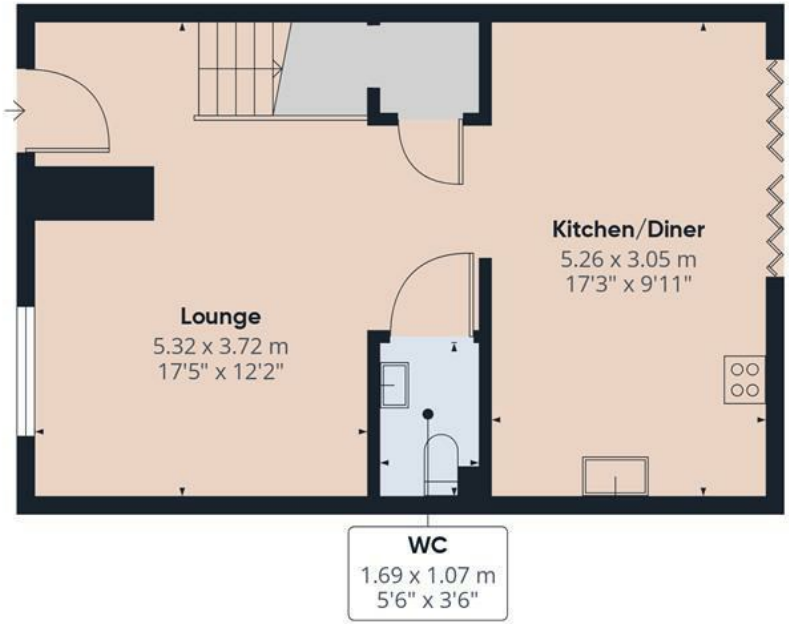
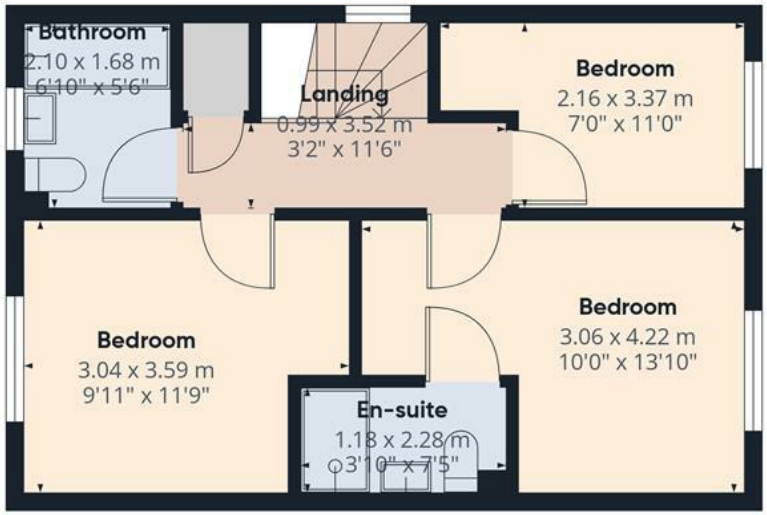
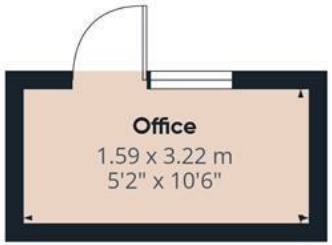


Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

84.9 m²

914 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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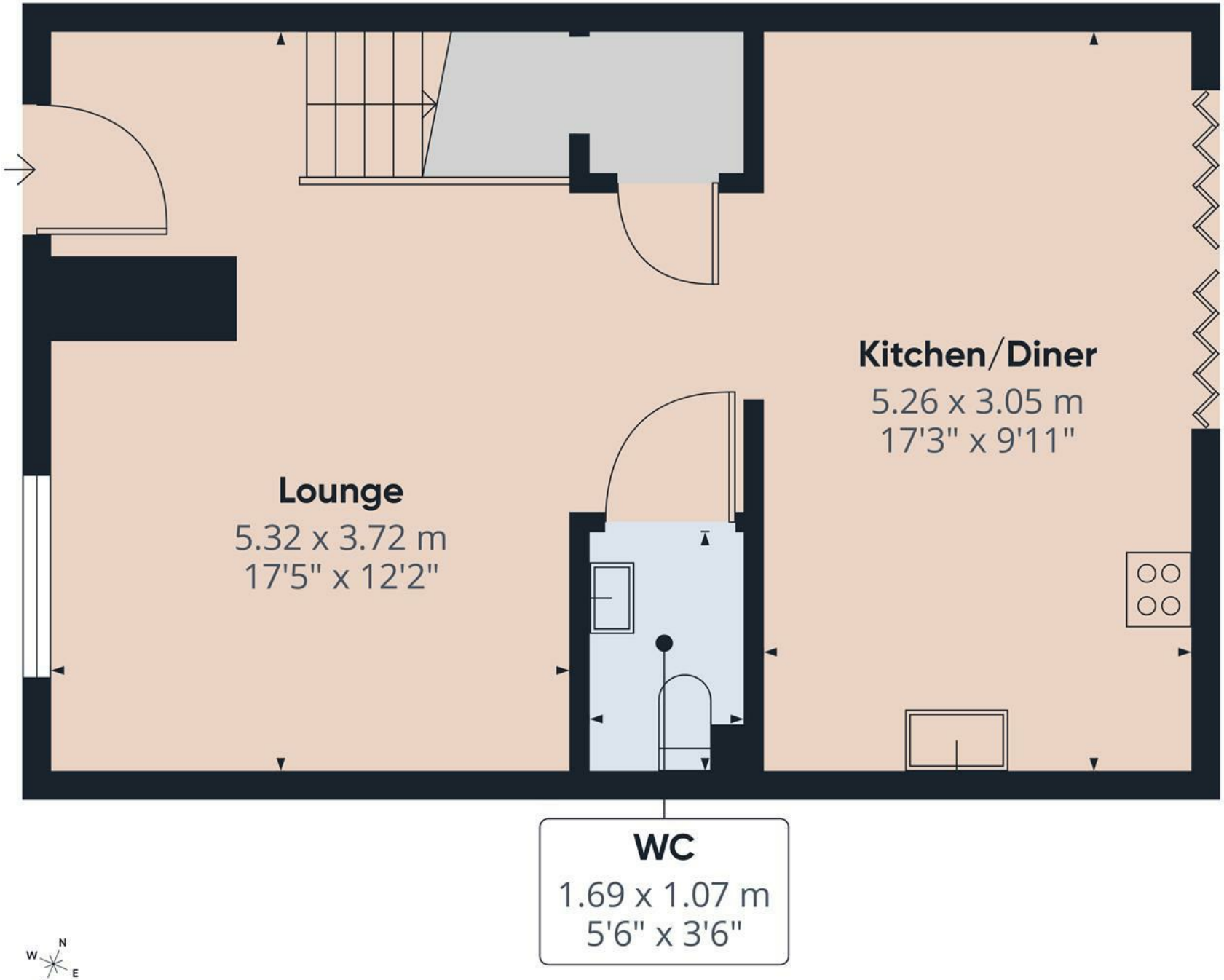

Floor 0 Building 1

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Approximate total area(1)

41.6 m²

447 ft²

(1) Excluding balconies and terraces

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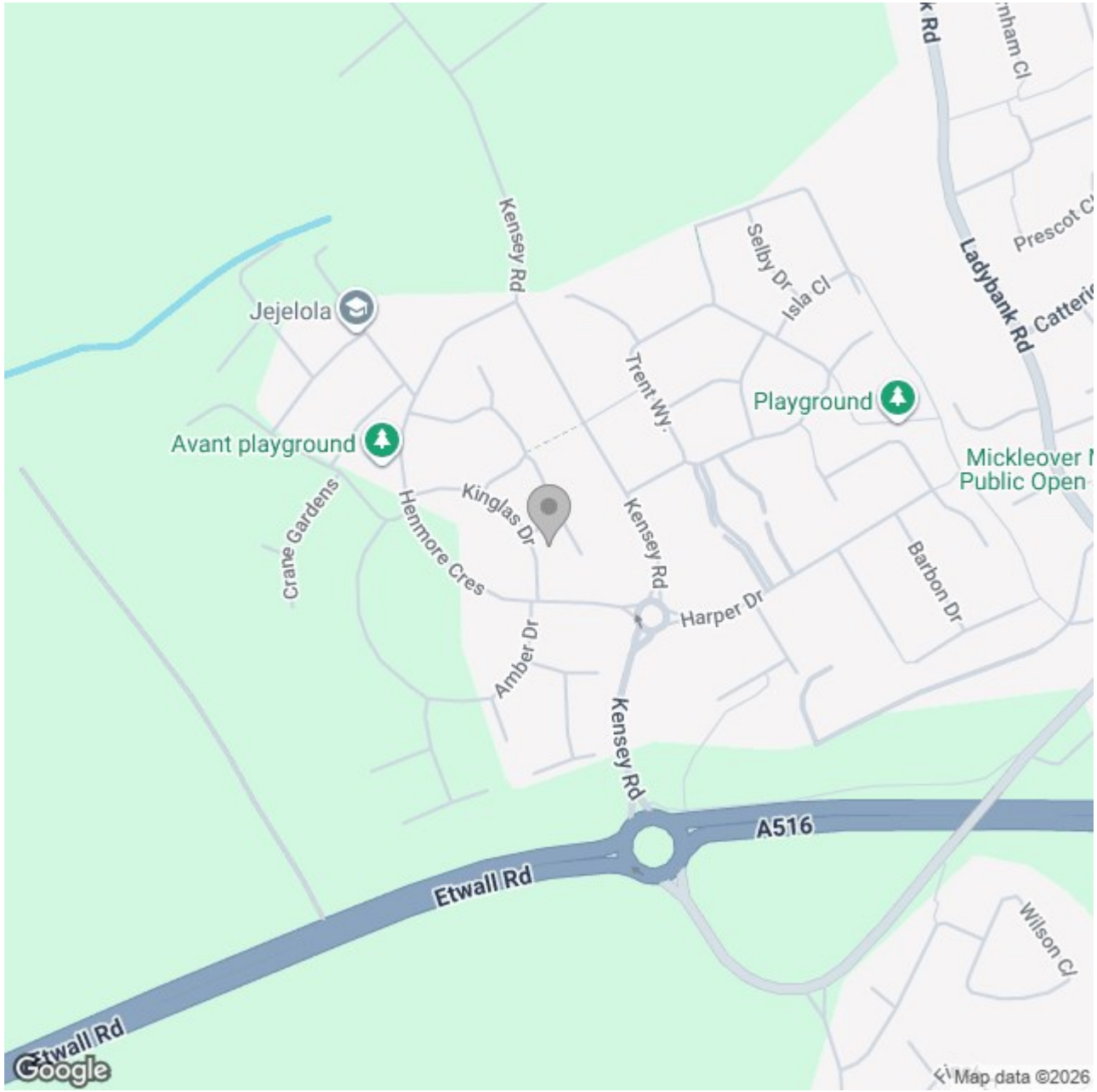

Energy Efficiency Rating

	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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