





**** FANTASTIC OPPORTUNITY ****

INDIVIDUALLY DESIGNED 4/5 BEDROOM FAMILY HOME ON 0.3 ARCE PLOT **** Mia Casa offers flexible family accommodation with plenty of potential to create perfect modern family living. Ample parking and turning space to the front of the property with well established raised gardens either side. On this level there are 2 garages both oversized single garages, access though to an inner hall, games room, bar and store, utility room, shower room and workshop. The first floor offers a porch and an impressive hallway, this floor offers versatile rooms as reception rooms and bedrooms. Fitted kitchen, sitting room/dining room and a lounge, bathroom and a guest cloakroom. The upper floor offers a large landing overlooking the rear garden, three bedrooms and a family bathroom. Situated on a large plot with raised paved patio with steps down to a lower paved patio and extensive lawn with mature shrubs and trees.




ABODE
 SALES & LETTINGS

PORCH

New composite entrance door into the porch with upvc double glazed windows and a door to -

RECEPTION HALL

Staircase to the first floor, three radiators and doors to -

LOUNGE

Stone fireplace, radiator and window to the rear and 2 upvc double glazed windows to the side.

SITTING ROOM/DINING ROOM

Stone fireplace, radiator, upvc double glazed window to the side and open through to the kitchen.

FITTED KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven and hob with extractor, integrated dishwasher, washing machine, fridge and freezer, space for a dryer. Two windows to the front, door to the garden and a door to the hall.

BEDROOM/RECEPTION ROOM

Upvc double glazed window and a radiator.

BEDROOM

Wardrobes, radiator, upvc double glazed and secondary glazed window to the front.

CLOAKROOM

Low flush wc, wash hand basin, radiator, upvc double glazed window and storage cupboards.

BATHROOM

Free standing bath with mixer tap and shower attachment, wash hand basin, low flush wc, radiator, upvc double glazed window and storage cupboards.

LOWER FLOOR

INNER HALL

Stairs up to the ground floor, radiator and doors to -

GAMES ROOM

Two upvc double glazed full opening windows, radiator and a bar.

STORE ROOM

Serving bar through to the games room with fitted shelves, upvc double glazed window and a radiator.

UTILITY ROOM

Sink and drainer window into garage, boiler room and a storage cupboard.

SHOWER ROOM

Shower, low flush wc, wash hand basin and radiator.

WORKSHOP

Radiator and a door to the larger garage.

GARAGE

Double doors, power and lights.

GARAGE

Double doors, power and light and a personal door into the lower hall.

FIRST FLOOR LANDING

Impressive and large space with upvc double glazed window to the rear elevation overlooking the garden, storage cupboards with access into the eaves.



BEDROOM

Fitted wardrobes, dressing table and drawers, upvc double glazed window and a radiator.

BEDROOM

Fitted wardrobes and drawers, upvc double glazed window and a radiator.

BEDROOM

Fitted wardrobes and drawers, upvc double glazed window and a radiator.

SHOWER ROOM

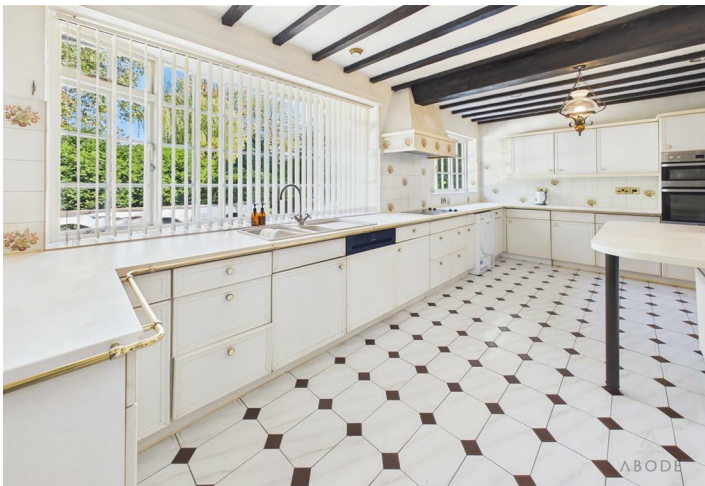
Walk in shower, low flush wc, wash hand basin, upvc double glazed window, chrome ladder style radiator and storage cupboards.

OUTSIDE

Ample parking and turning space to the front with raised gardens either side of the drive. 2 over sized single garages.

Access to the rear garden down both sides of the property to the mature rear garden offering seating areas, lawn and established shrubs and trees.







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

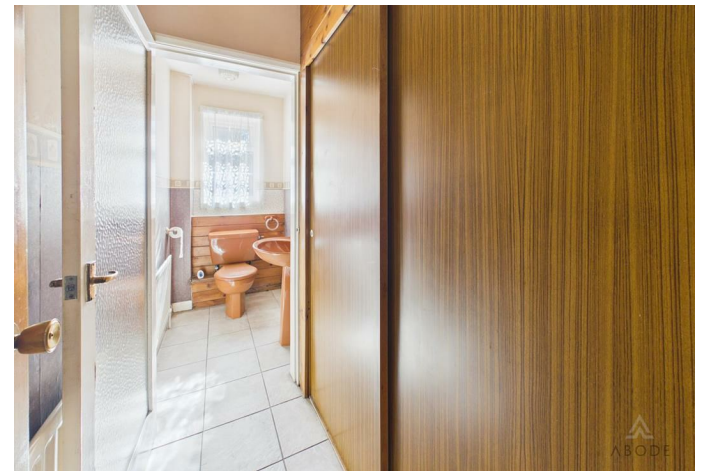
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

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.

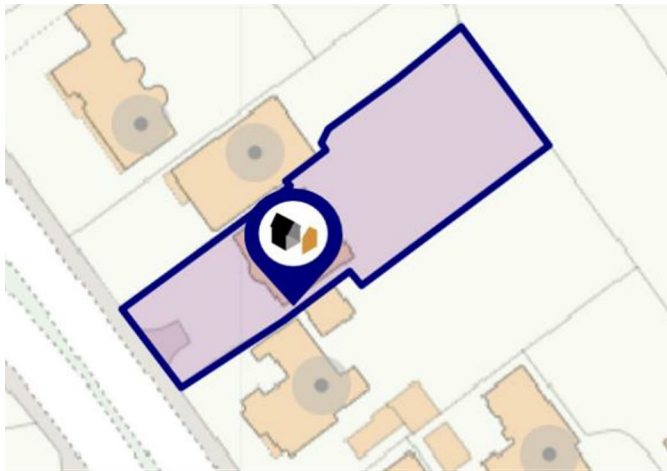








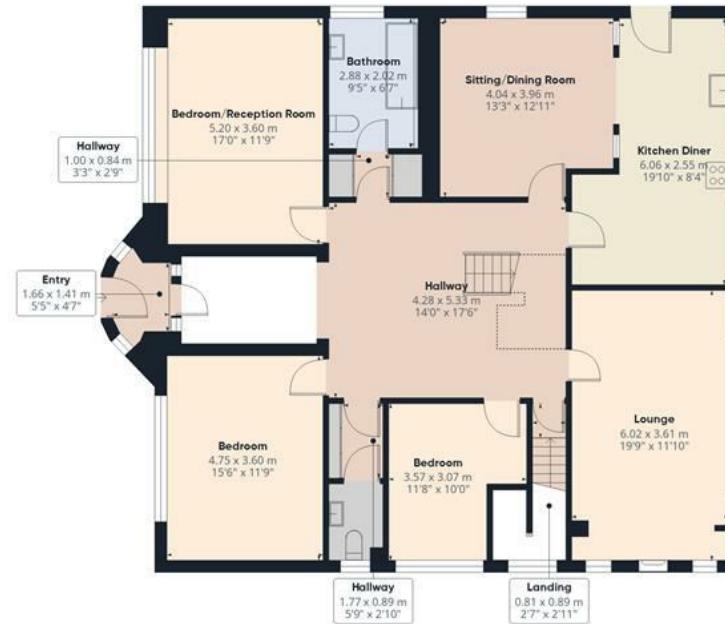








Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾

408.5 m²

4398 ft²

Reduced headroom

3.8 m²

40 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.

GIRAFFE360

