ABODE
SALES & LETTINGS

Moonstone Way, Newhall, Derbyshire, DEII 0WZ

£250,000

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

**** IMPRESSIVE MODERN PROPERTY **** BI FOLD DOORS ONTO THE GARDEN **** Modern semi detached property offering a hall, loungeiwht bi-fold doors onto the garden and a fitted kitchen with utility cupboard and guest cloakroom. Three bedrooms, en suite shower room and a bathroom, enclosed garden and a long drive to the side. NO CHAIN

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HALL
Entrance door into the hall with large storage cupboard for coats and shoes.

KITCHEN
Fitted units with work surfaces and a sink unit. Fitted electric double oven and hob, integrated fridge freezer and dishwasher. Upvc double glazed window and a radiator.

UTILITY
Plumbing and space for a washing machine.

CLOAKROOM
Low flush wc, wash hand basin and radiator.

LOUNGE
Radiator and bifold doors onto the garden.

FIRST FLOOR LANDING
Airing cupboard and doors to -

BEDROOM I
Wardrobe, radiator and upvc double glazed window.

EN SUITE
Shower, low flush wc, vanity sink unit with wash hand basin and drawer under, radiator

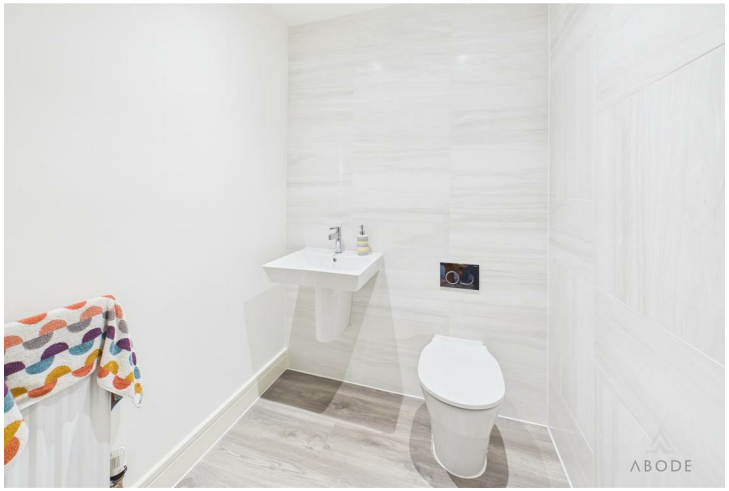
BEDROOM 2
Upvc double glazed window and radiator.

BEDROOM 3
Upvc double glazed window and radiator.

BATHROOM
Panel enclosed bath with a shower, low flush wc, wash hand basin and radiator.

OUTSIDE

Enclosed garden with lawn, shed and patio. Long side drive.



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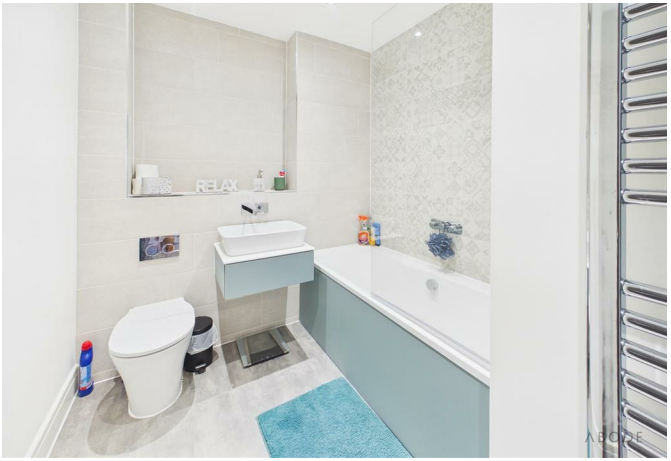
RELAX

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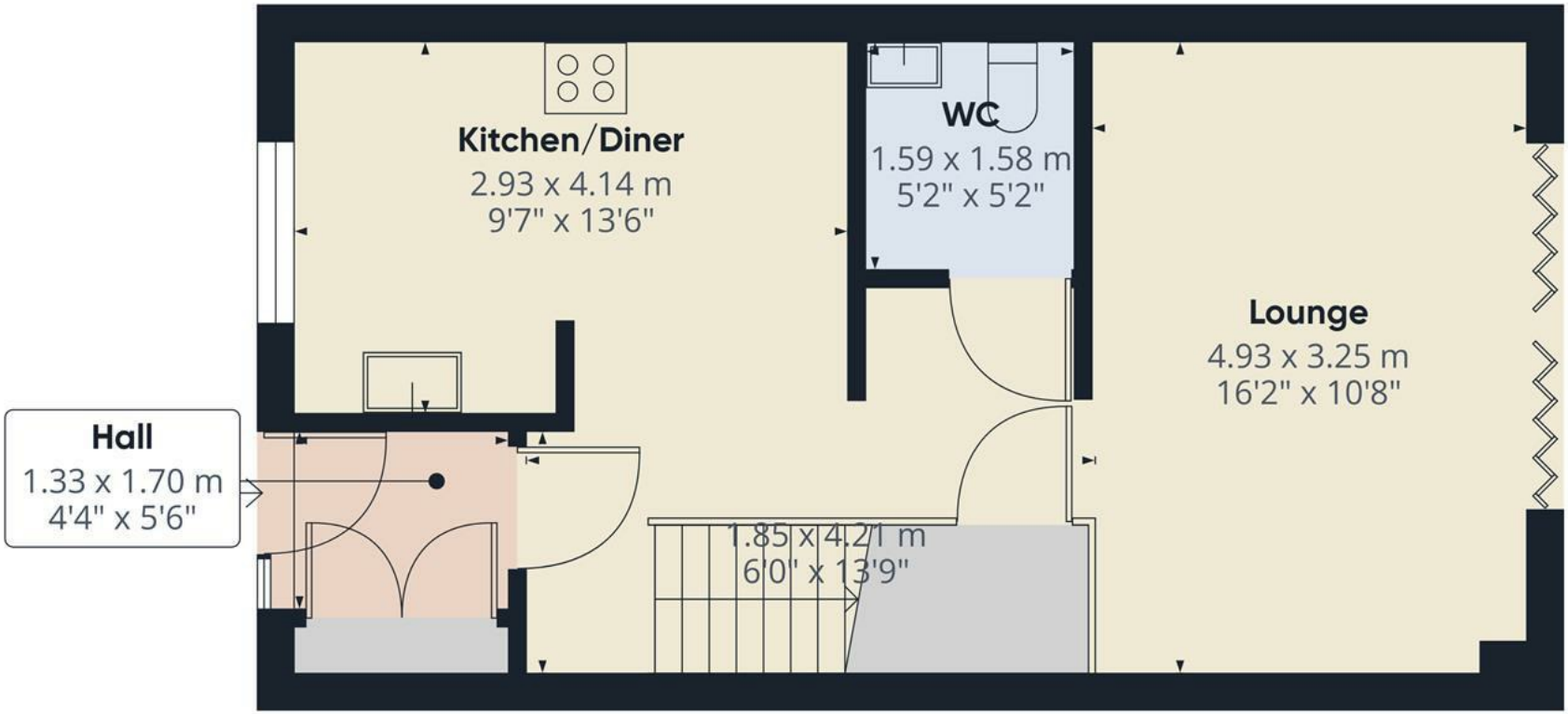

Approximate total area(1)

44.5 m²

480 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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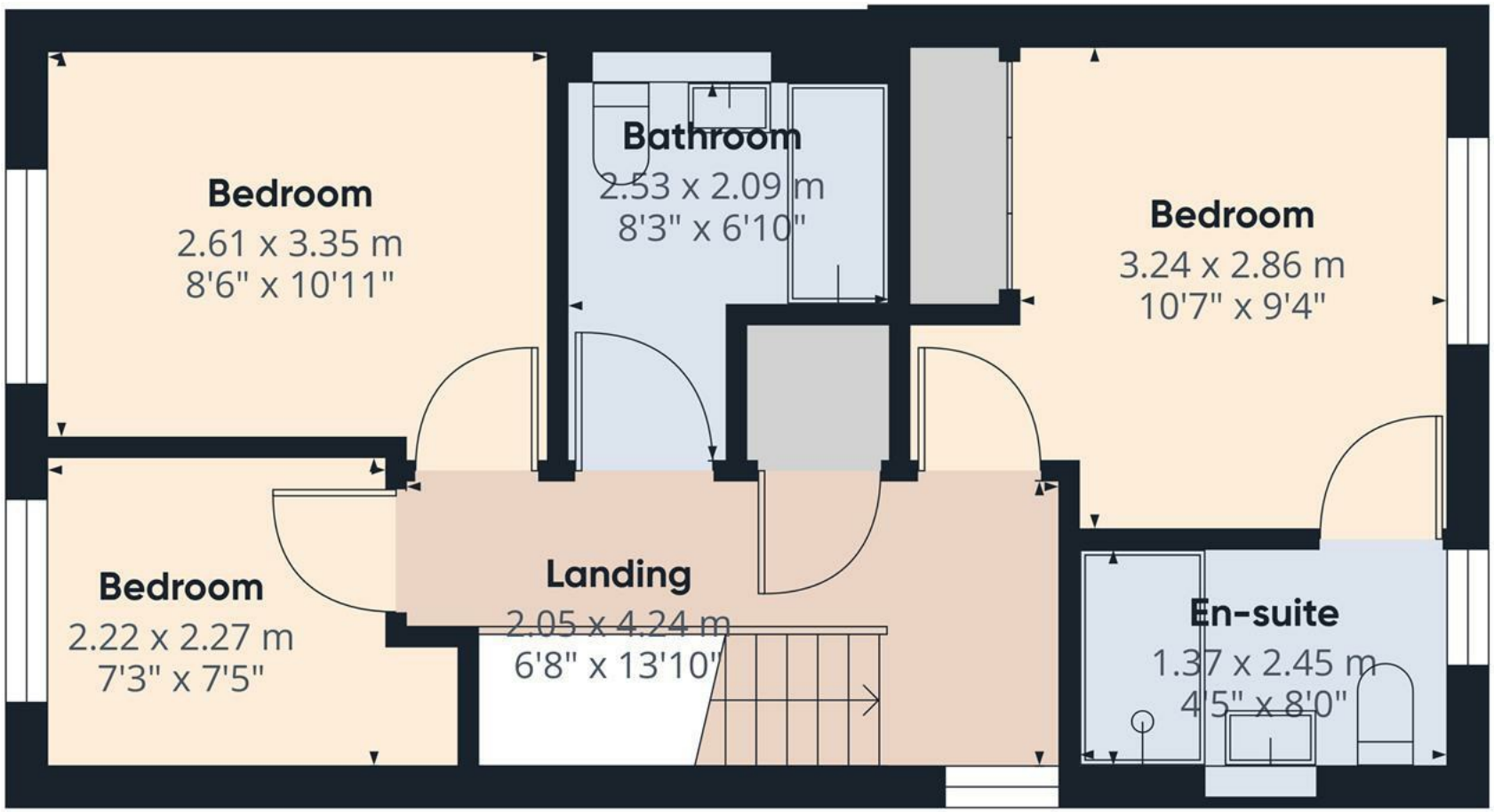
S E W N

Floor 0



Approximate total area(1)

40.4 m²

436 ft²

(1) Excluding balconies and terraces

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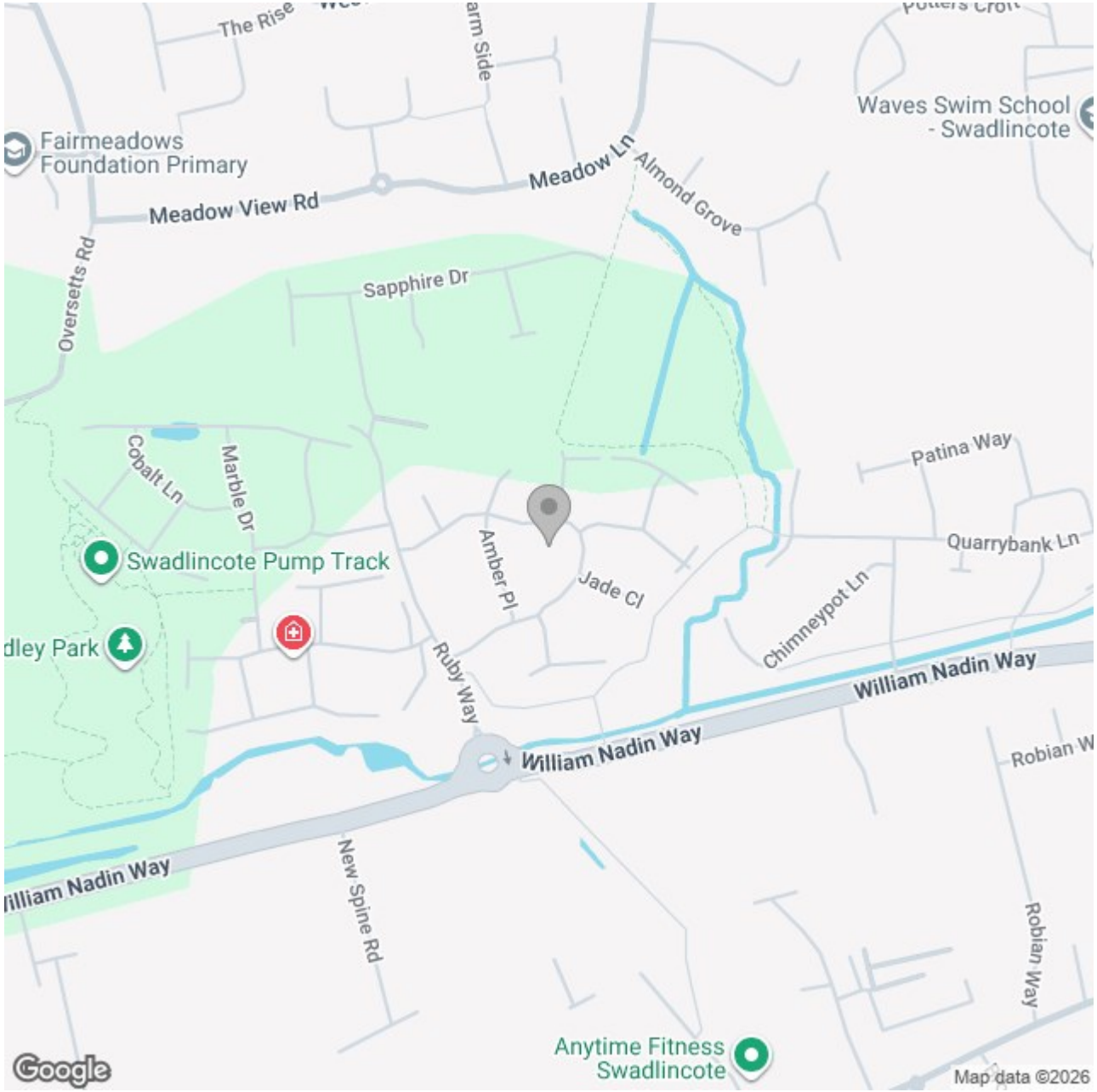
Floor 1



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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