ABODE
SALES & LETTINGS

Cordwell Close, Castle Donington, Derbyshire, DE74 2JL

£375,000

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

**** IMPRESSIVE FOUR BEDROOM DETACHED PROPERTY OFF PARK LANE **** This is a great opportunity to purchase a family home offering a porch and hallway, large lounge with fireplace, dining room and a fitted kitchen, and a guest cloakroom. Study landing area, four bedrooms, 3 with wardrobes and a family shower room. Front and rear gardens, drive and a single garage. OFFERED FOR SALE WITH NO UPWARD CHAIN.

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PORCH
Entrance door into the porch with a radiator and glazed door into the hallway.

HALL
Stairs to the first floor, radiator and door to -

DINING ROOM
Two UPVC double glazed windows onto the garden, radiator, Door to the lounge and open through to the kitchen.Door to the under stairs area with access to the cloakroom.

LOUNGE
Upvc double glazed bow window to the front elevation, upvc double glazed double doors to the rear garden, two radiators and a feature fireplace with wood surround.

KITCHEN
Fitted wall mounted, base and drawer unit with work surfaces under sink and drainer unit. Electric double oven, gas hob and extractor fan, integrated fridge and plumbing and space for a washing machine. UPVC double glazed window to the rear and a door to the side.

CLOAKROOM
Low flush WC, wash hand basin, chrome ladder style radiator and a upvc double glazed window to the side, door to the garage.

FIRST FLOOR LANDING
Airing cupboard, loft access, useful study area and doors to -

BEDROOM I
Fitted wardrobes and cupboards, dressing table with drawers, Upvc double glazed window to the rear and a radiator.

BEDROOM 2
Upvc double glazed window in the front and radiator.

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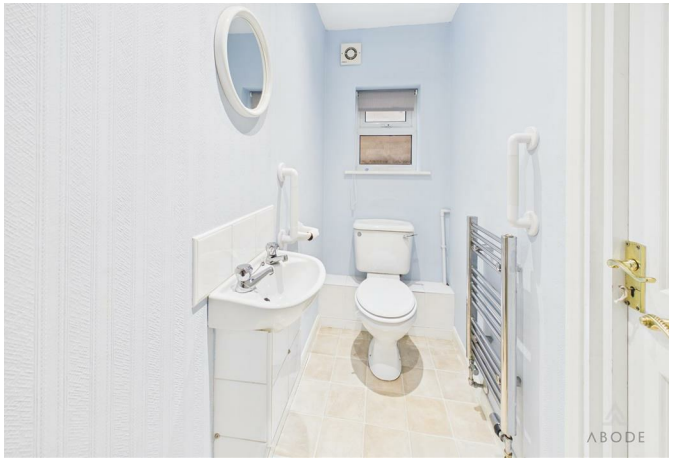
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BEDROOM 3

Upvc double glazed window, built-in wardrobes and a radiator.

BEDROOM 4

Upvc double glazed window, wardrobes, radiator and a storage cupboard.

BATHROOM

Corner shower cubicle with electric shower, vanity sink unit with washed hand basin and fitted storage cupboards, low flush WC, fully tiled walls, chrome ladder style radiator and a upvc double glazed window.

OUTSIDE

Front garden and a drive in front of a single garage with piower and light. Side gated access to the rear garden.

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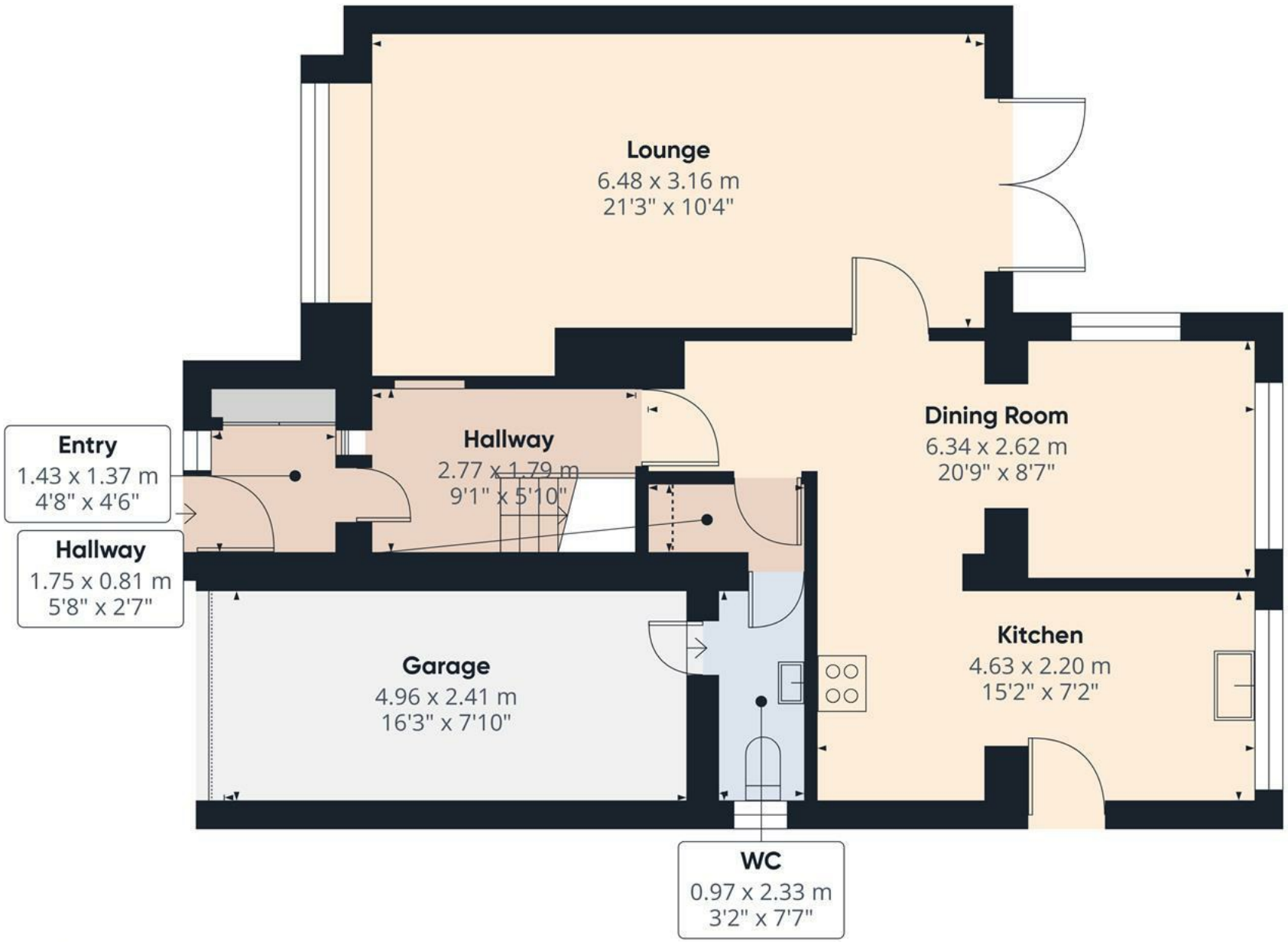

Floor 0

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Approximate total area(1)

70.4 m²

757 ft²

Reduced headroom

0.2 m²

2 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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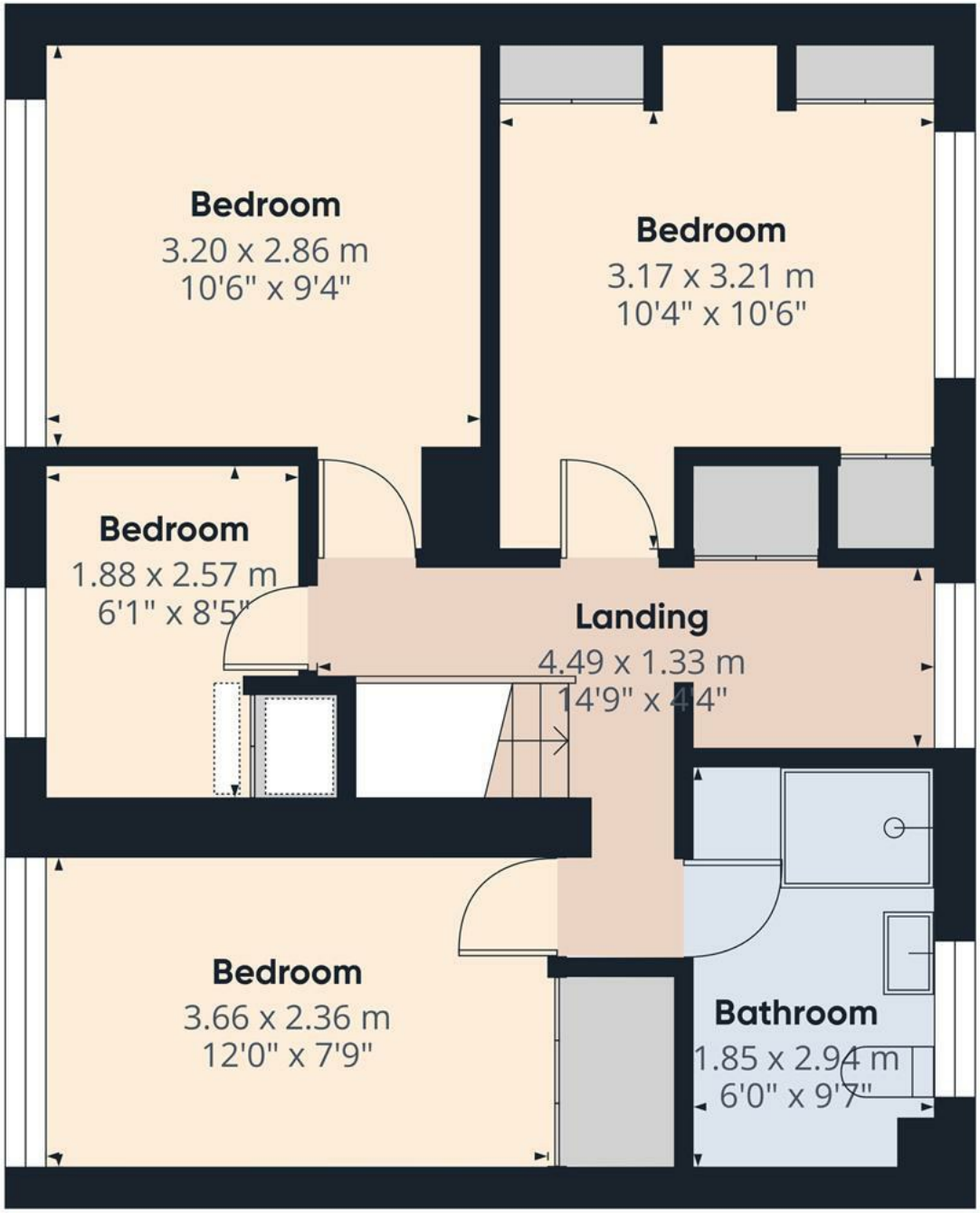

N
W E
S

Floor 1

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Approximate total area(1)

47.1 m²

506 ft²

(1) Excluding balconies and terraces

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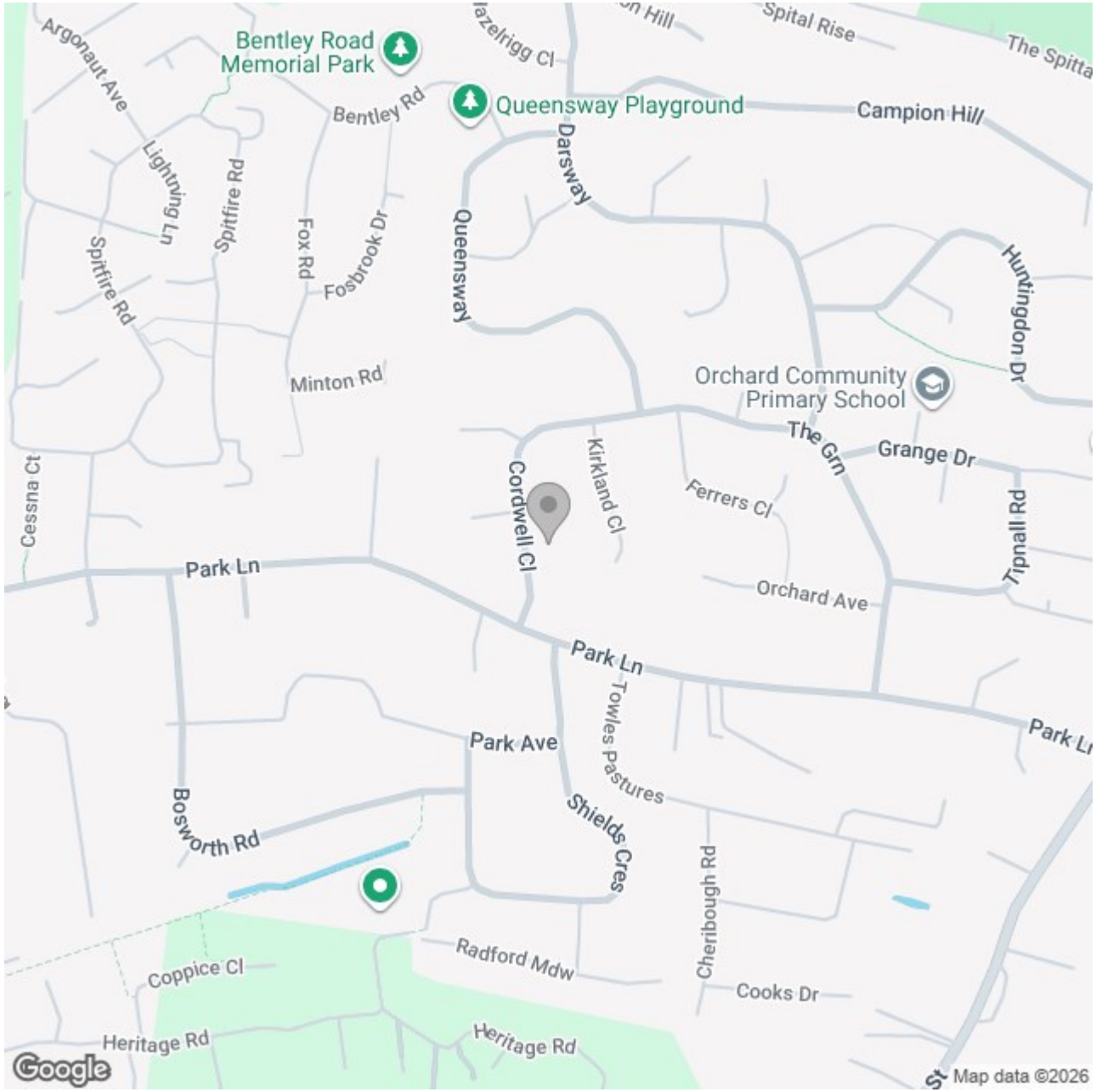

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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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