ABODE
SALES & LETTINGS

Handley Place, Castle Donington, Derby, DE74 2SE

£360,000

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

**** IMMACULATE CORNER PLOT PROPERTY IN CUL DE SAC POSITION **** This is an impressive Redrow design detached property beautifully presented throughout and in brief offers a hallway with guest cloakroom, lounge, fitted dining kitchen with doors onto the garden and a utility room. Three good size bedrooms, two with fitted wardrobes, en suite shower room and a family bathroom. Landscaped gardens, long drive and a single garage. NO UPWARD CHAIN.

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HALL
Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM
Low flush wc, wash hand basin and a radiator.

LOUNGE
Two upvc double glazed windows and two radiators.

KITCHEN DINER
Fitted wall mounted base and drawer units with work surfaces and breakfast bar. Sink and drainer unit with mixer tap. Fitted electric double oven, gas hob with fitted extractor hood. Integrated fridge freezer and dishwasher, two radiators, two upvc double glazed windows, double doors onto the garden. Spotlights and a door to the utility room.

UTILITY ROOM
Fitted units with work surface and a sink and drainer unit, plumbing and space for a washing machine, space for a tumble dryer, radiator, under stair storage cupboard, spotlights and a door to the drive.

FIRST FLOOR LANDING
Upvc double glazed window, radiator, loft access, airing cupboard and doors to -

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

EN SUITE
Double shower, wash hand basin, low flush wc, chrome ladder style radiator and a upvc double glazed window.

BEDROOM 2
Upvc double glazed window and a radiator.

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BEDROOM 3

Fitted wardrobes, radiator and a upvc double glazed window.

BATHROOM

Panel enclosed bath with a shower and shower screen, wash hand basin, low flush wc, chrome ladder star radiator and a upvc double glazed window.

OUTSIDE

Front lawn, hedges, mature plants and shrubs.Long driveway down to a single garage with up and over door. Gated access to an enclosed rear garden with Indian stone patio, artificial lawn and sleeper enclosed beds with mature plants and shrubs.

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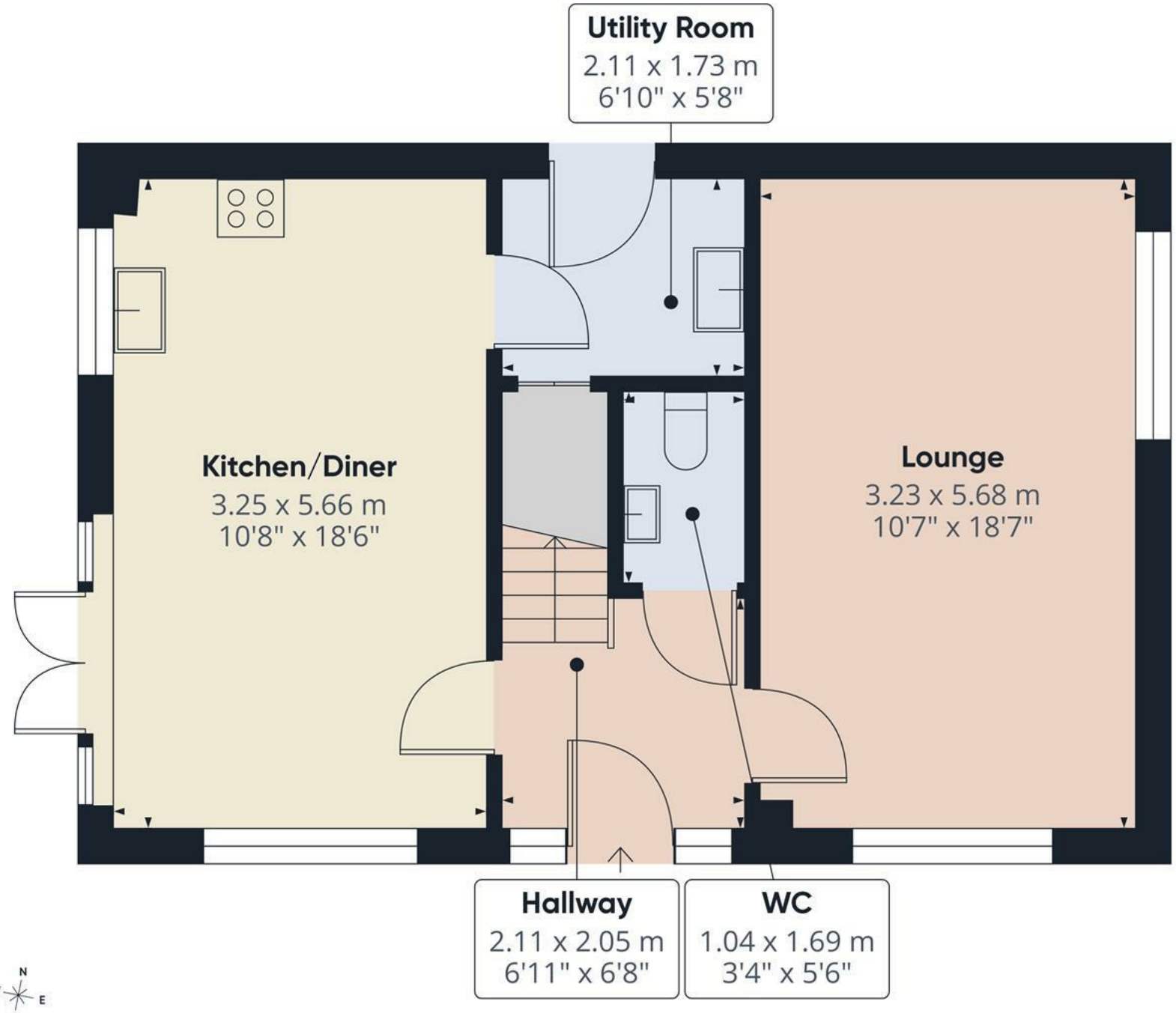

Floor 0

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Approximate total area[1]

49.9 m²

537 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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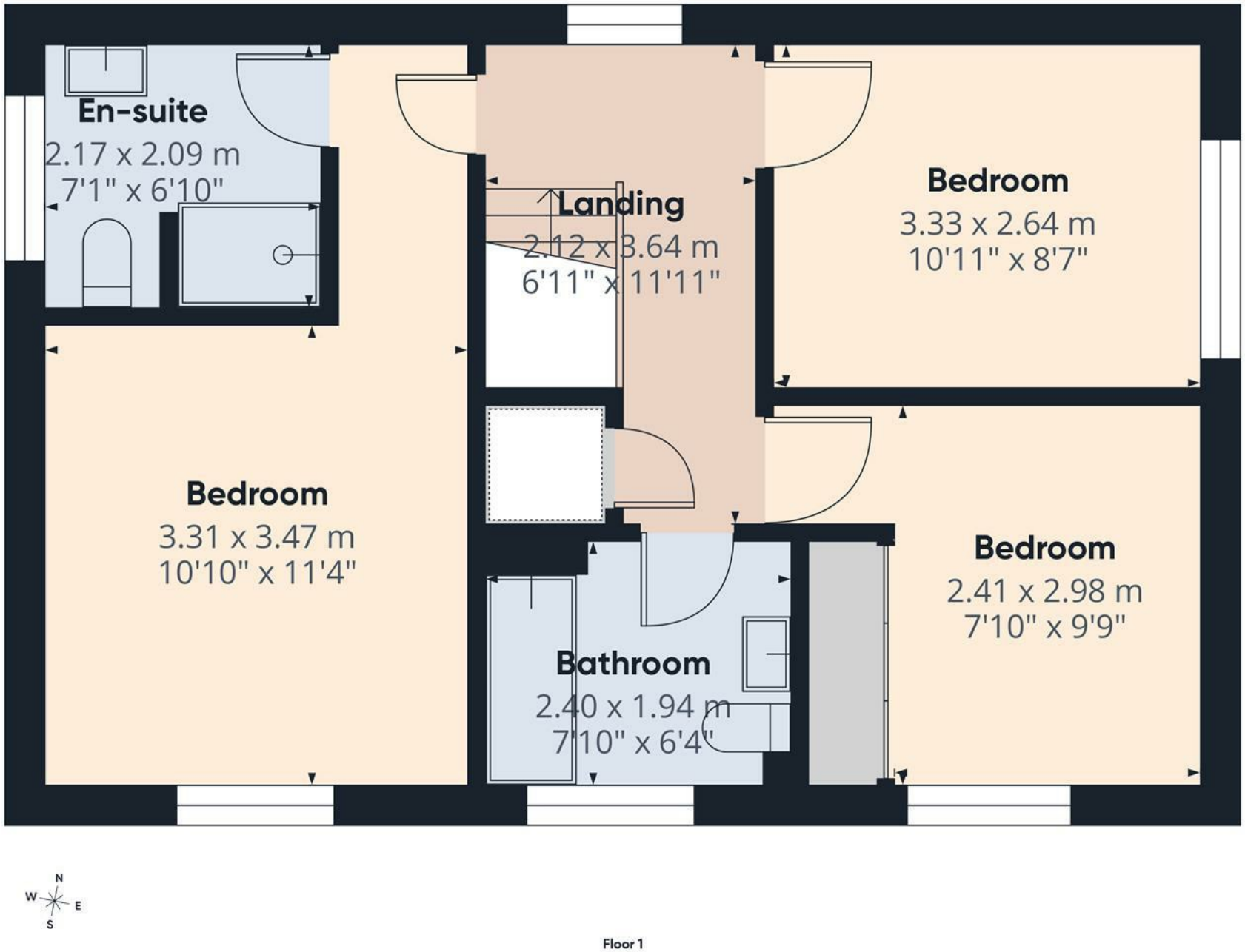

Floor 1

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Approximate total area[1]

45.8 m²

493 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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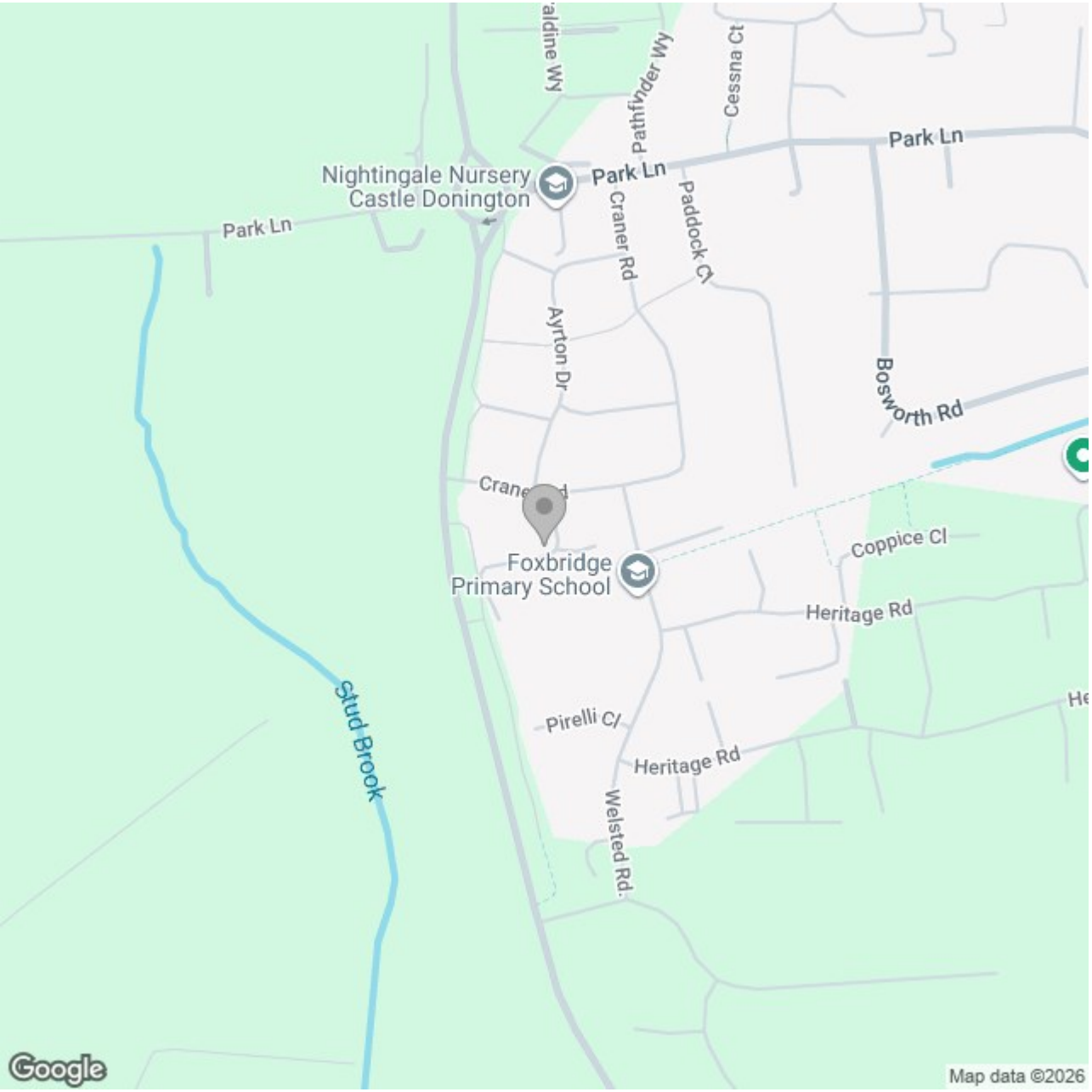

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	84	94
(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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