ABODE
SALES & LETTINGS

Donington Drive, Woodville, Derbyshire, DEII 8AU

**£325,000**



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







****VIEWING ADVISED****
REDECORATED AND NEW FLOORING THROUGHOUT ****
Immaculate detached property located on a corner plot on a high regarded development in Woodville. The property has been well maintained and offers an entrance hall, guest cloakroom, large lounge and a separate dining room. Fitted breakfast kitchen with a utility room and a upvc double gazed conservatory. The first floor offers four good size bedrooms, en suite shower room and a family bathroom. Enclosed garden, rear drive and a single garage. OFFERED FOR SALE WITH NO UPWARD CHAIN.

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## HALL
Entrance door into the hallway with stairs to the first floor a tiled floor, radiator and doors to -

## CLOAKROOM
Low flush WC, radiator and a tiled floor.

## LOUNGE
Feature electric fireplace with modern surround, radiator, upvc double glazed windows to the front and double doors into the conservatory, karndene flooring.

## CONSERVATORY
Upvc double glazed windows and doors onto the garden.

## DINING ROOM
Upvc double glazed window to the front elevation, karndene flooring and a radiator.

## KITCHEN
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Brand new fitted electric double oven with five ring gas hob and a new extractor hood. Integrated fridge, tiled floor, radiator and upvc double glazed window.

## UTILITY ROOM
Fitted units with work surface, plumbing and space for a washing machine, sink and drainer unit, storage cupboard and door to the garden.

## FIRST FLOOR LANDING
Airing cupboard, loft access, radiator and doors to -

## BEDROOM I
Upvc double glazed window and radiator. Wardrobes with sliding mirror doors.

## EN SUITE
Double shower with a new shower and screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

## BEDROOM 2
Upvc double glazed window and radiator.

## BEDROOM 3
Upvc double glazed window and radiator.

## BEDROOM 4
Upvc double glazed window and radiator.

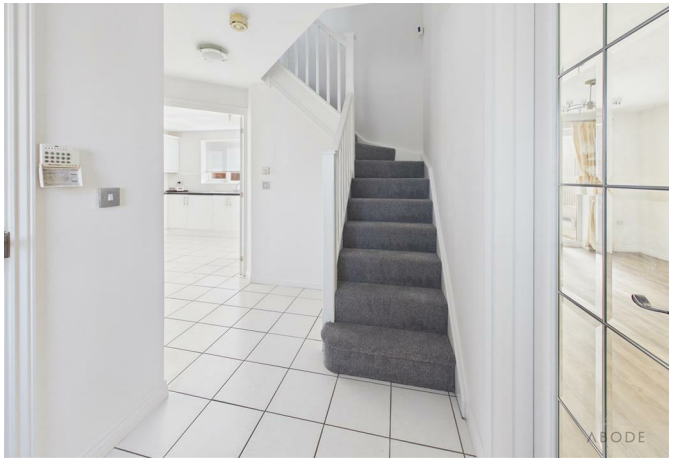
## BATHROOM
Panel enclosed bath with a shower over, low flush wc, wash hand basin, tiled floor. Radiator and upvc double glazed window.



## OUTSIDE
Rear drive and a single garage.
Enclosed garden with lawn and a patio area.




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## 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.


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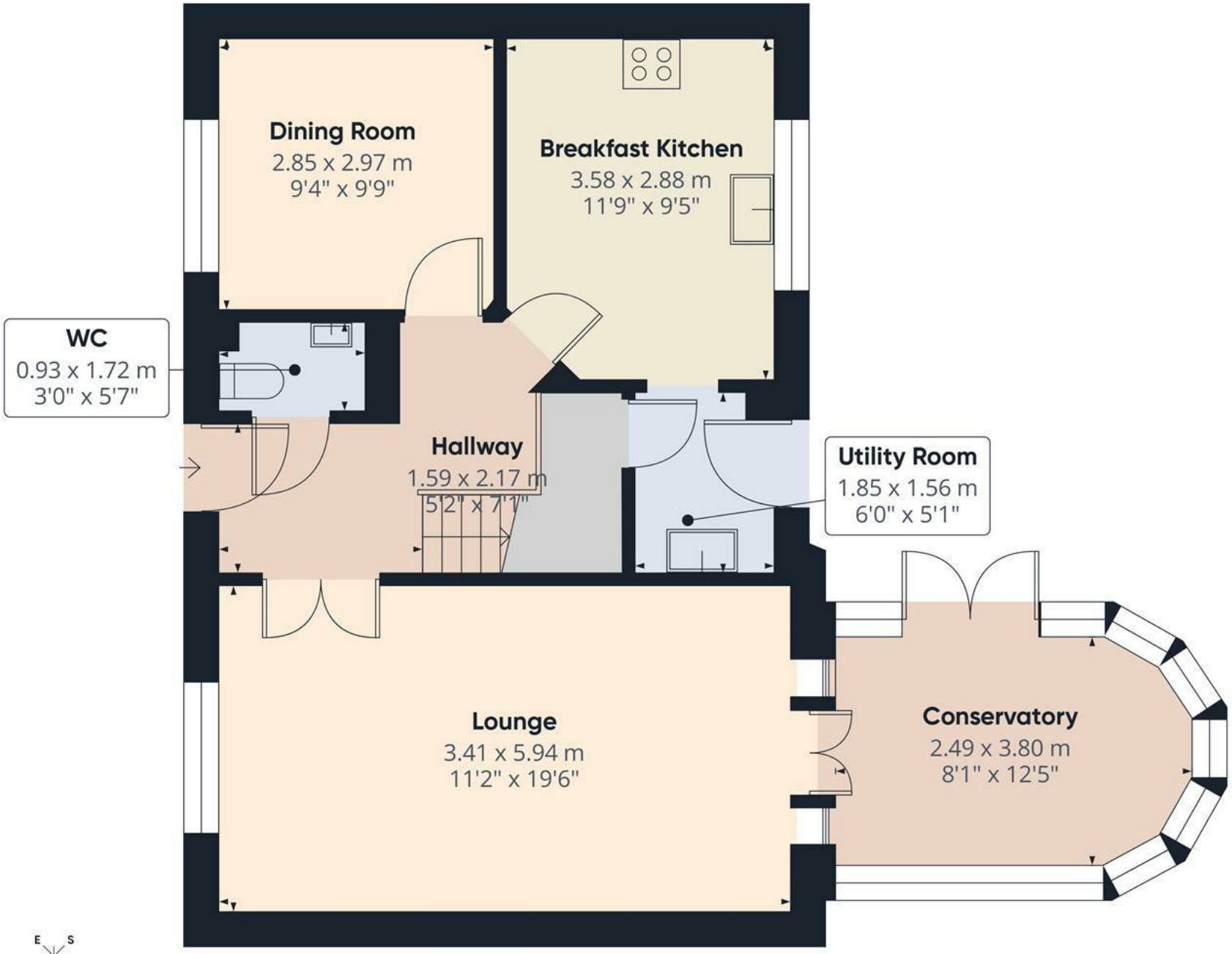

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Floor 0

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**Approximate total area**(1)

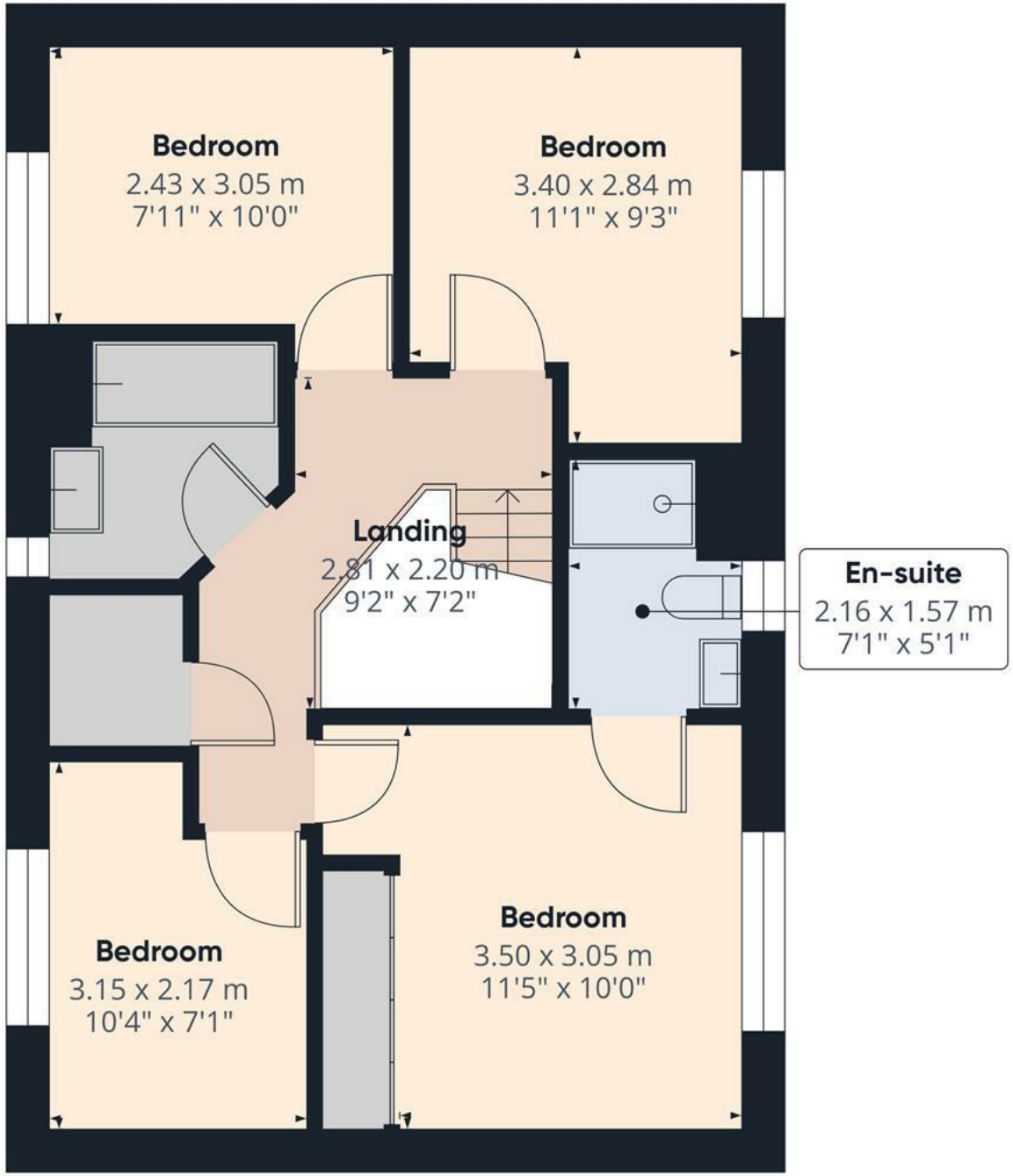
63 m²

679 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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E S N W

Floor 1

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**Approximate total area**(1)

49.2 m²

530 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 | 74 | 78 |
| (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 | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.