ABODE
SALES & LETTINGS

Tay Close, Stenson Fields, Derbyshire, DE24 3AF

Asking Price £220,000

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

**** REAR DRIVE AND SINGLE GARAGE ****

Extended semi detached property in a popular cul de sac location. In brief the property offers a porch and hallway, guest cloakroom, lounge, conservatory and a fitted kitchen. Three first floor bedrooms and family bathroom. Front and rear gardens, drive and a single garage. The property is offered for sale with no upward chain.

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PORCH
Entrance door into the porch with a door into the hall.

HALL
Storage cupboard, stairs to the first floor, radiator and doors to -

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

LOUNGE
Feature fireplace, two radiators upvc double glazed window to the front and upvc double glazed windows and door into the conservatory.

CONSERVATORY
Upvc double glazed windows and doors onto the garden.

KITCHEN
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven and gas hob, appliance spaces, upvc double glazed windows to the front and rear and door onto the garden.

FIRST FLOOR LANDING
Loft access with ladder and light.

BEDROOM I
Fitted wardrobes and cupboards, storage cupboard, radiator and upvc double glazed window.

BEDROOM 2
Upvc double glazed window and radiator.

BEDROOM 3
Upvc double glazed window, storage cupboard and radiator.

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

OUTSIDE
Paved front garden. Rear drive and single garage with electric door and a personal door into the garden. Gated access into the paved rear garden.

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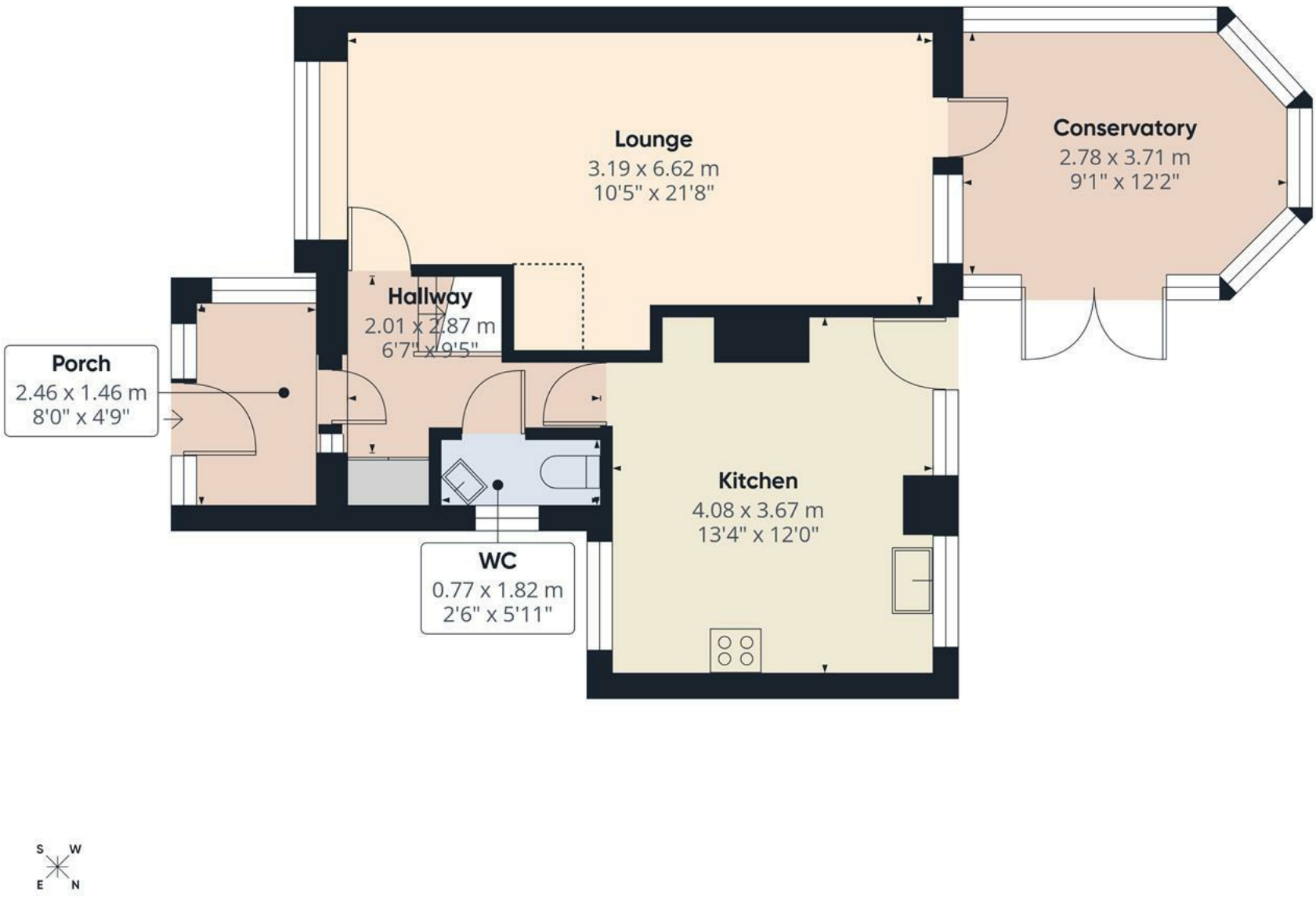

Floor 0

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Approximate total area(1)

56 m²

602 ft²

Reduced headroom

0.7 m²

7 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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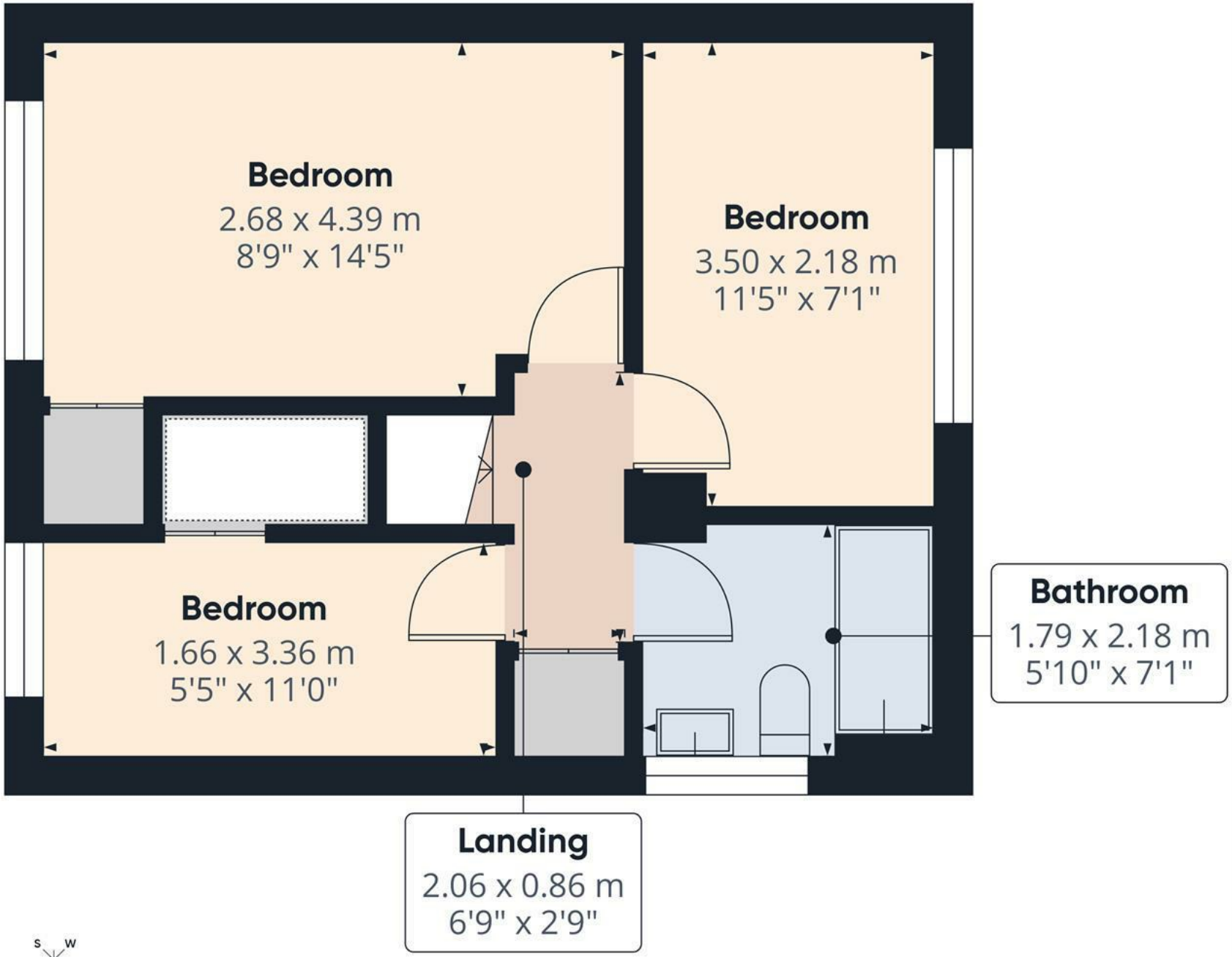

Floor 1

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Approximate total area(1)

31.6 m²

340 ft²

(1) Excluding balconies and terraces

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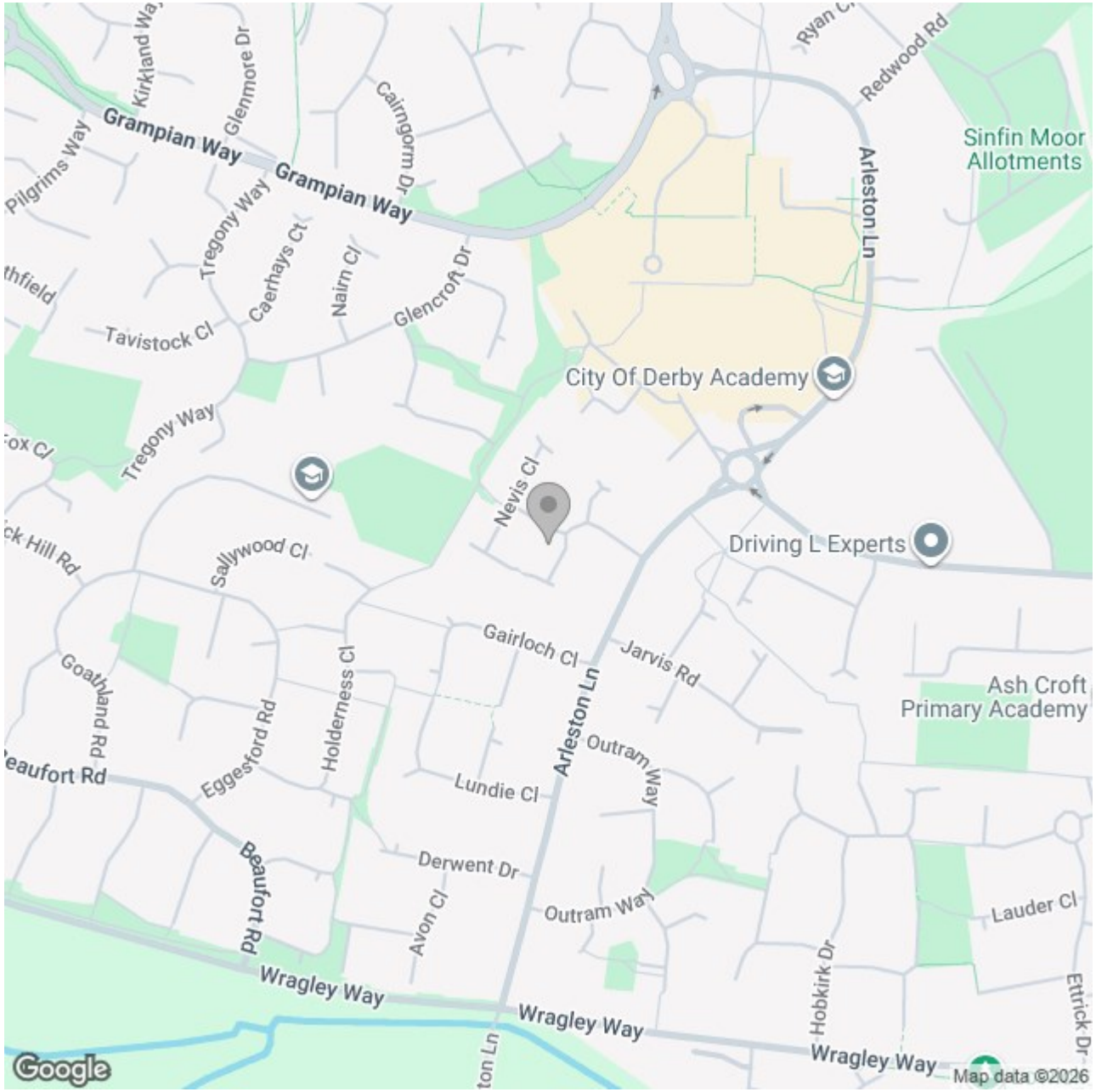

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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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