ABODE
SALES & LETTINGS

Martha Road, Langley Country Park, Derbyshire, DE22 4PB

Offers Over £210,000

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

**** OPEN PLAN LIVING **** TWO DOUBLE BEDROOMS **** This is an impressive modern property located on the highly regarded Langley Country Park Development. In brief the property offers a hall with guest cloakroom, fitted kitchen, dining area and lounge with doors onto the garden. Two double bedrooms and a bathroom, enclosed garden and parking.

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HALL
Entrance door into the hall with a storage cupboard, radiator and door to -

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

OPEN PLAN LIVING

KITCHEN
Fitted units with work surfaces, sink unit, fitted oven and hob, plumbing and space for a washing machine, space for a fridge freezer and upvc double glazed window to the front.

LOUNGE DINER
Upvc double glazed doors onto the garden, stairs to the first floor and radiator.

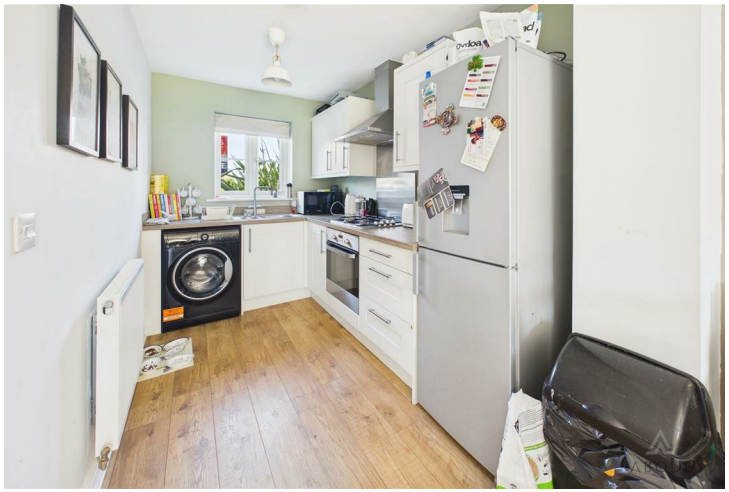
FIRST FLOOR LANDING

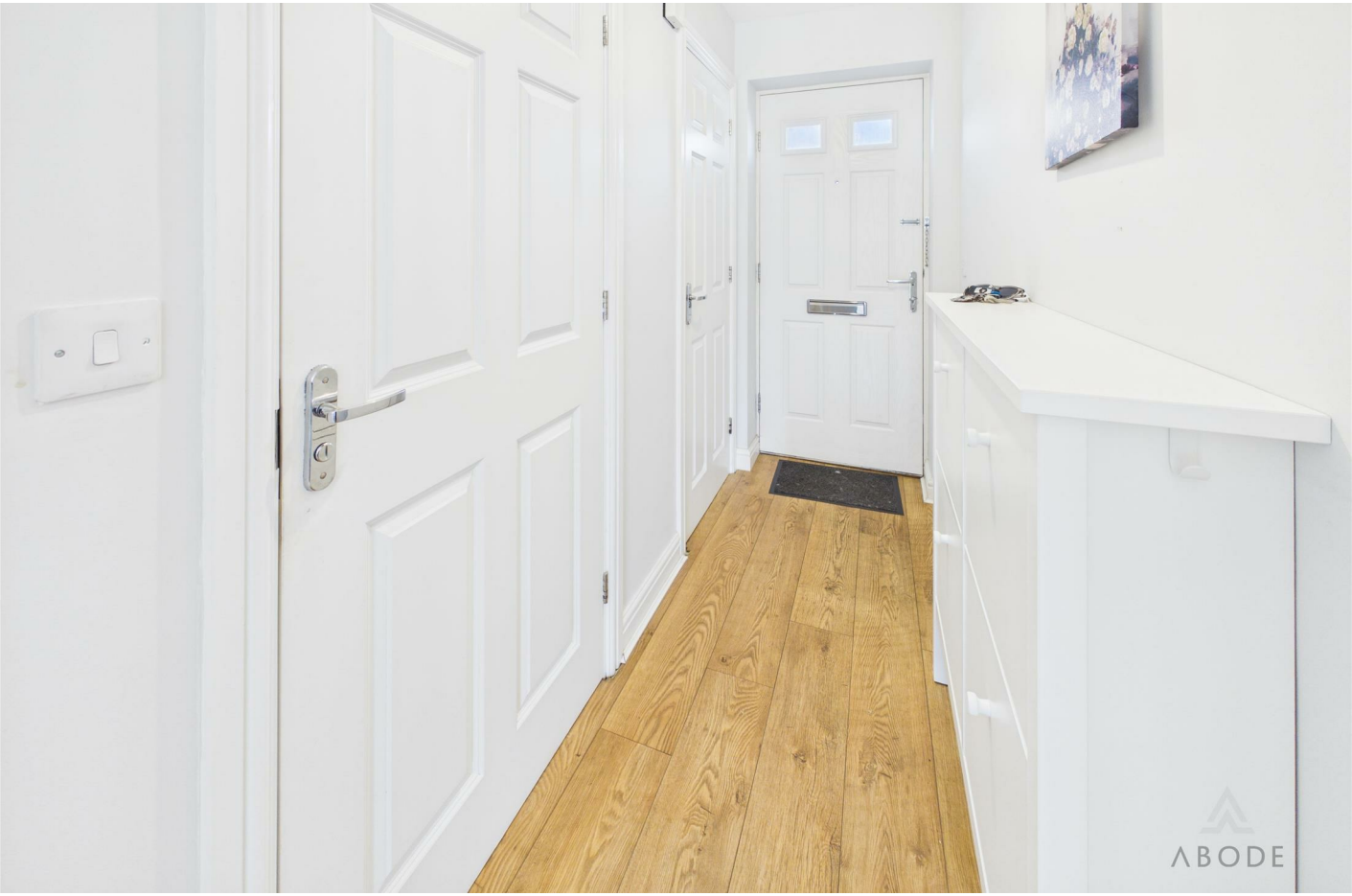
BEDROOM I
Wardrobes, radiator and upvc double glazed window.

BEDROOM 2
Upvc double glazed window and a radiator.

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

OUTSIDE
Parking to the front and a an enclosed rear garden with lawn and paved patio.

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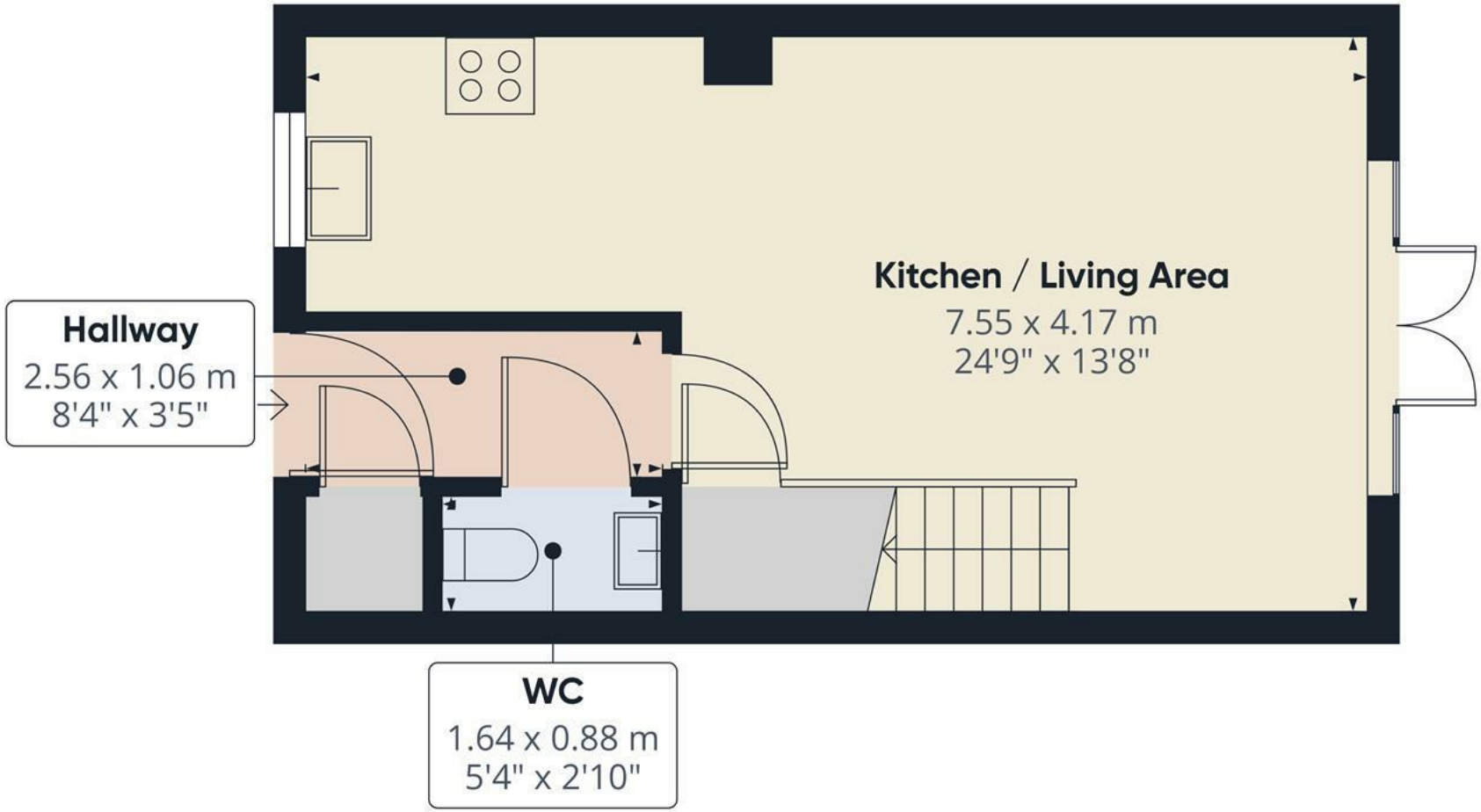

Floor 0

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Approximate total area(1)

31.3 m²

337 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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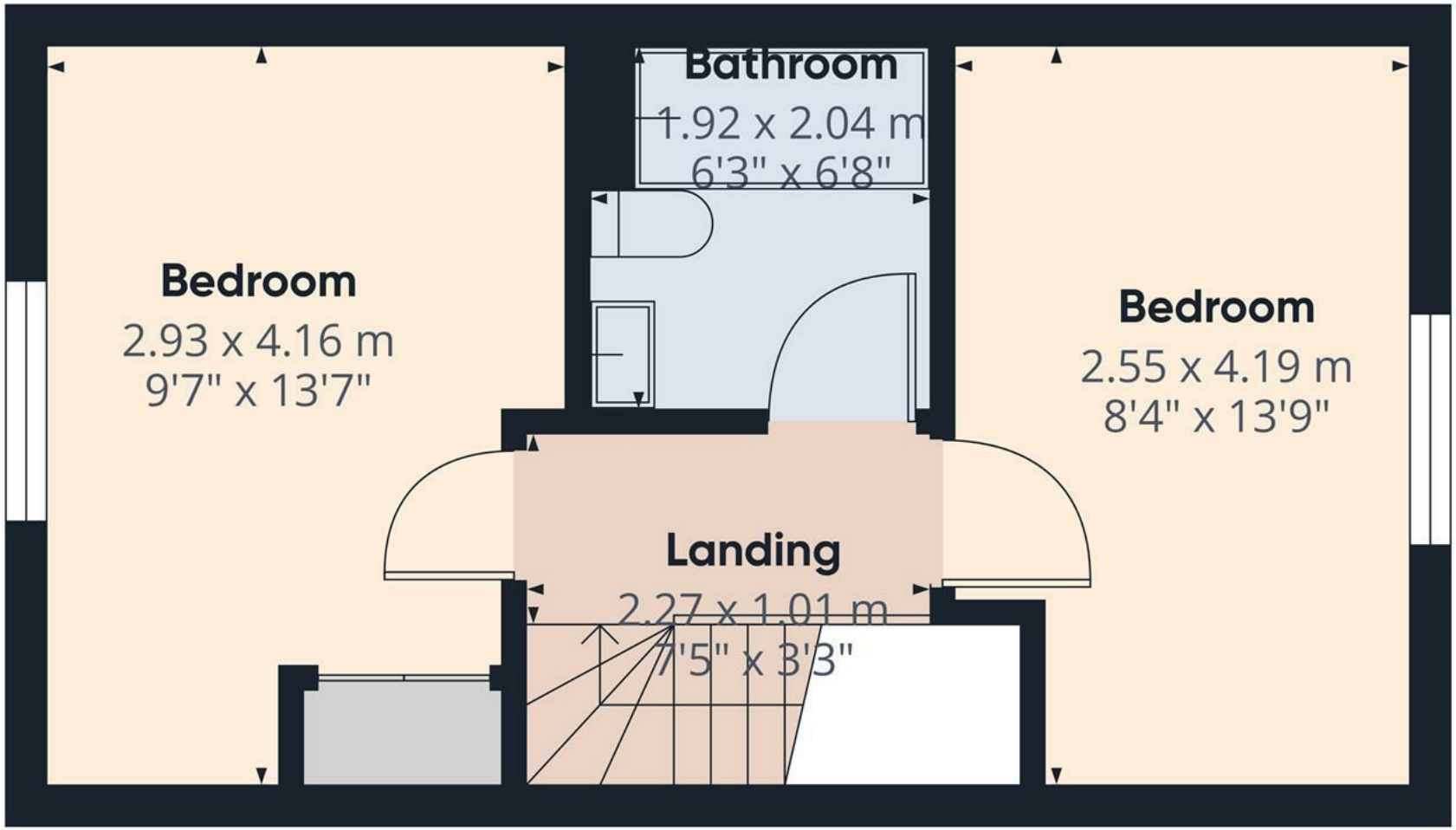

Approximate total area(1)

27.4 m²

296 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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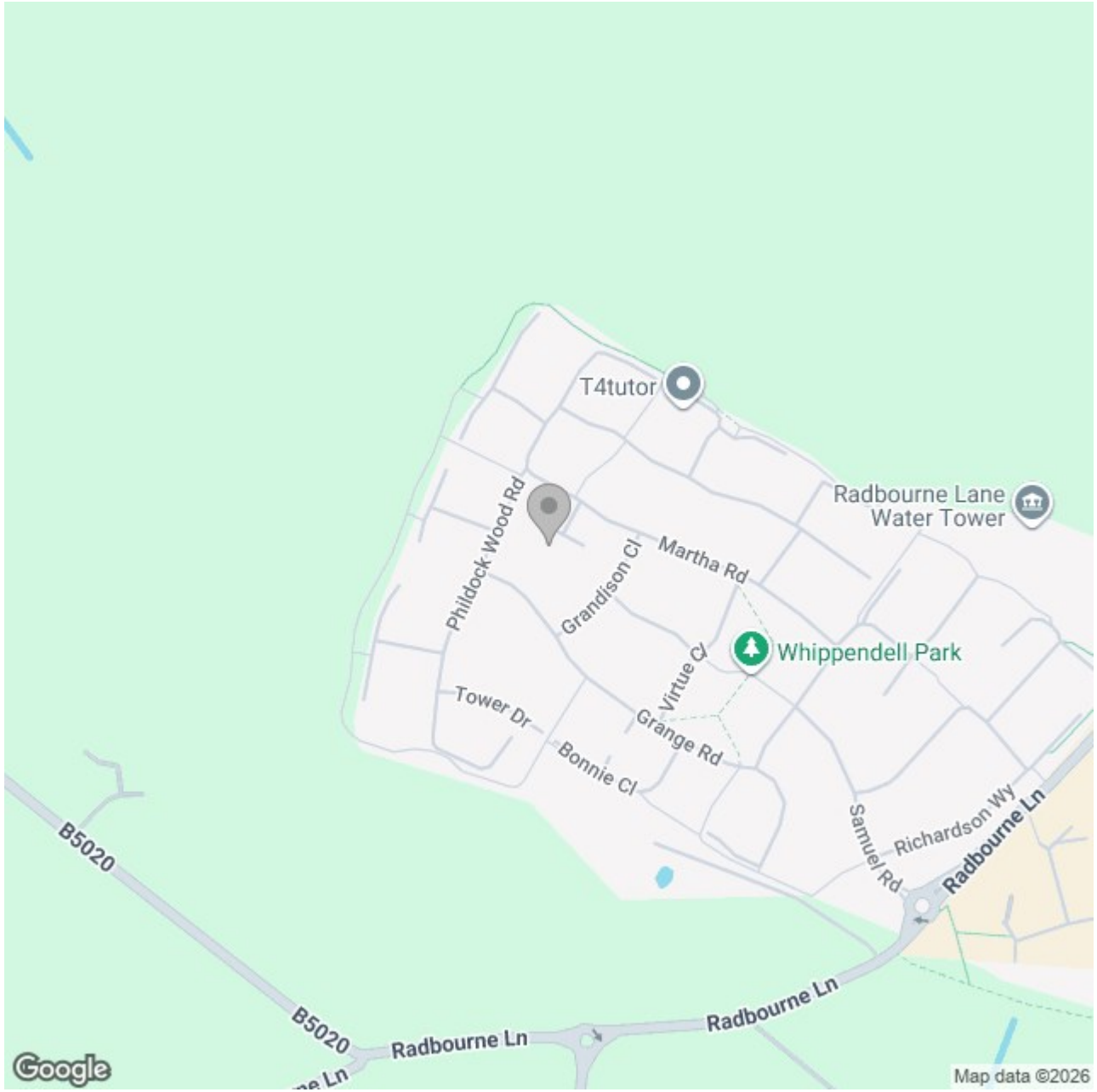
E S N W

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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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