ABODE
SALES & LETTINGS

Silverdale Close, Derbyshire, DE73 6NL

Asking Price £450,000

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

**** IMPRESSIVE EXECUTIVE DETACHED FAMILY HOME ****

Located in a quiet cul de sac on a popular development in Chellaston, Which is in the Chellaston Academy catchment area. Well proportioned property offering an entrance hall with a guest cloakroom, lounge and a Bedroom/Family room, fitted dining kitchen and a conservatory. Utility room and a lean-to down the side of the property. Four first floor bedrooms, en suite shower room and a bathroom with bath and separate shower. Beautiful gardens, drive and a single garage.

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HALL
Entrance door into the hall with stairs to the first floor, radiator, Karndene flooring, under stairs storage cupboard and doors to -

CLOAKROOM
Low flush wc, wash hand basin, radiator and upvc double glazed window.

FAMILY ROOM/ BEDROOM 5
Upvc double glazed window and a radiator.

LOUNGE
Feature fireplace with coal effect living flame gas fire and an Adams style surround. radiator, upvc double glazed window, door to the kitchen and patio doors into the conservatory.

CONSERVATORY
Brick base, upvc double glazed windows and doors onto the garden, Karndene flooring and a radiator.

KITCHEN DINER
Fitted wall mounted, base and drawer units with granite work surfaces and a sink and drainer unit. Fitted electric double oven and a gas hob, integrated dishwasher and space for a washing machine. Two upvc double glazed windows onto the garden, porcelain tiled floor and a radiator.

UTILTY ROOM
Fitted units, work surface, sink and drainer unit, plumbing and space for a washing machine and a door to -

LEAN TO
Fitted units with work surface, appliance spaces, 2 doors to the outside and a door to the garage.

FIRST FLOOR LANDING
Loft access and doors to -

BEDROOM I
Built on wardrobes, radiator and upvc double glazed window.

EN SUITE
Shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2
Built in wardrobes, 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, enclosed shower, low flush wc, wash hand basin, chrome ladder style radiator and upvc double glazed window.

OUTSIDE
Front drive, gated access to the enclosed rear garden offering indian sand stone paved seating area, lawn with well stocked borders and a pergola.

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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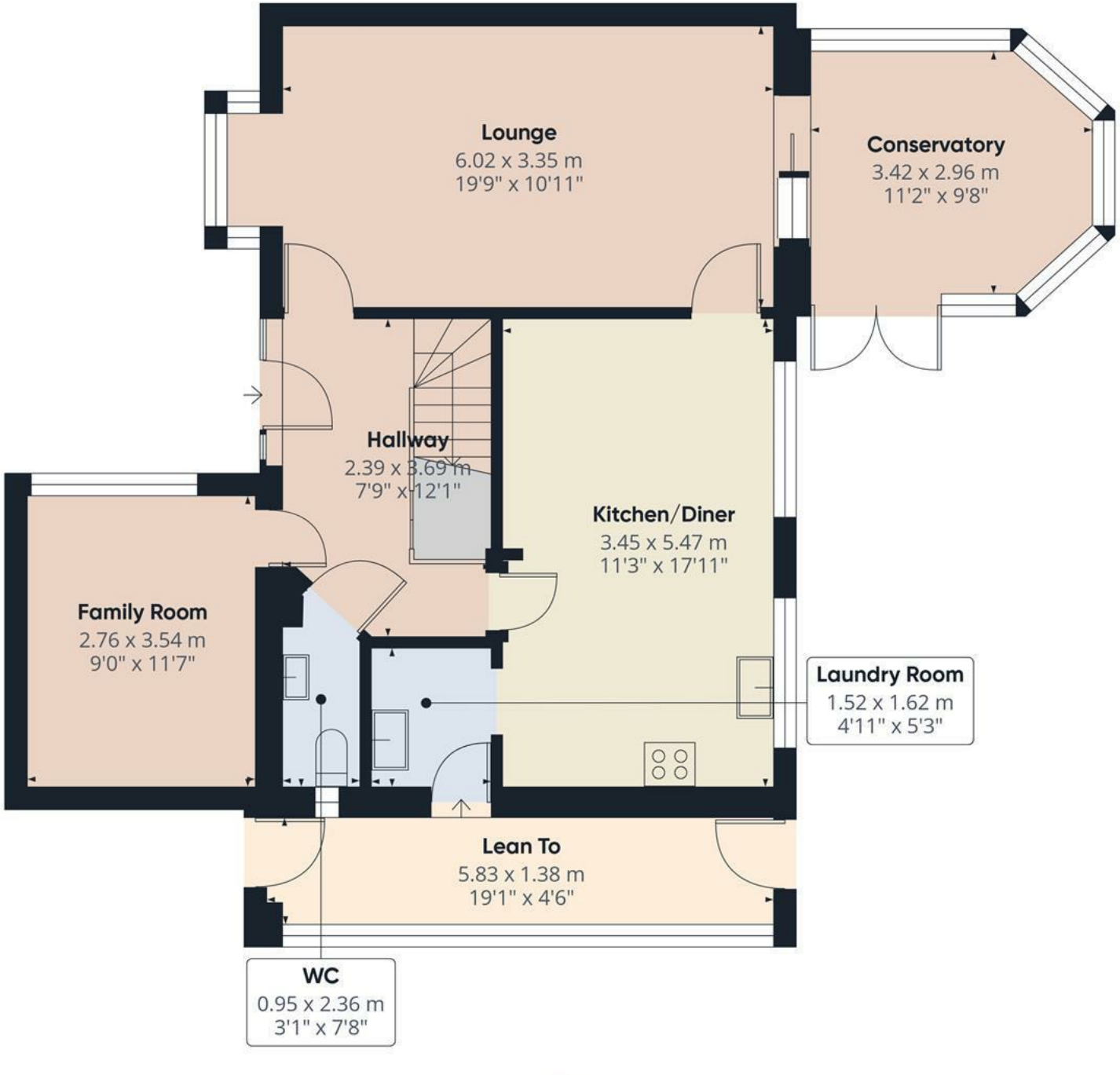

Floor 0

ABODE

Approximate total area(1)

81.9 m²

881 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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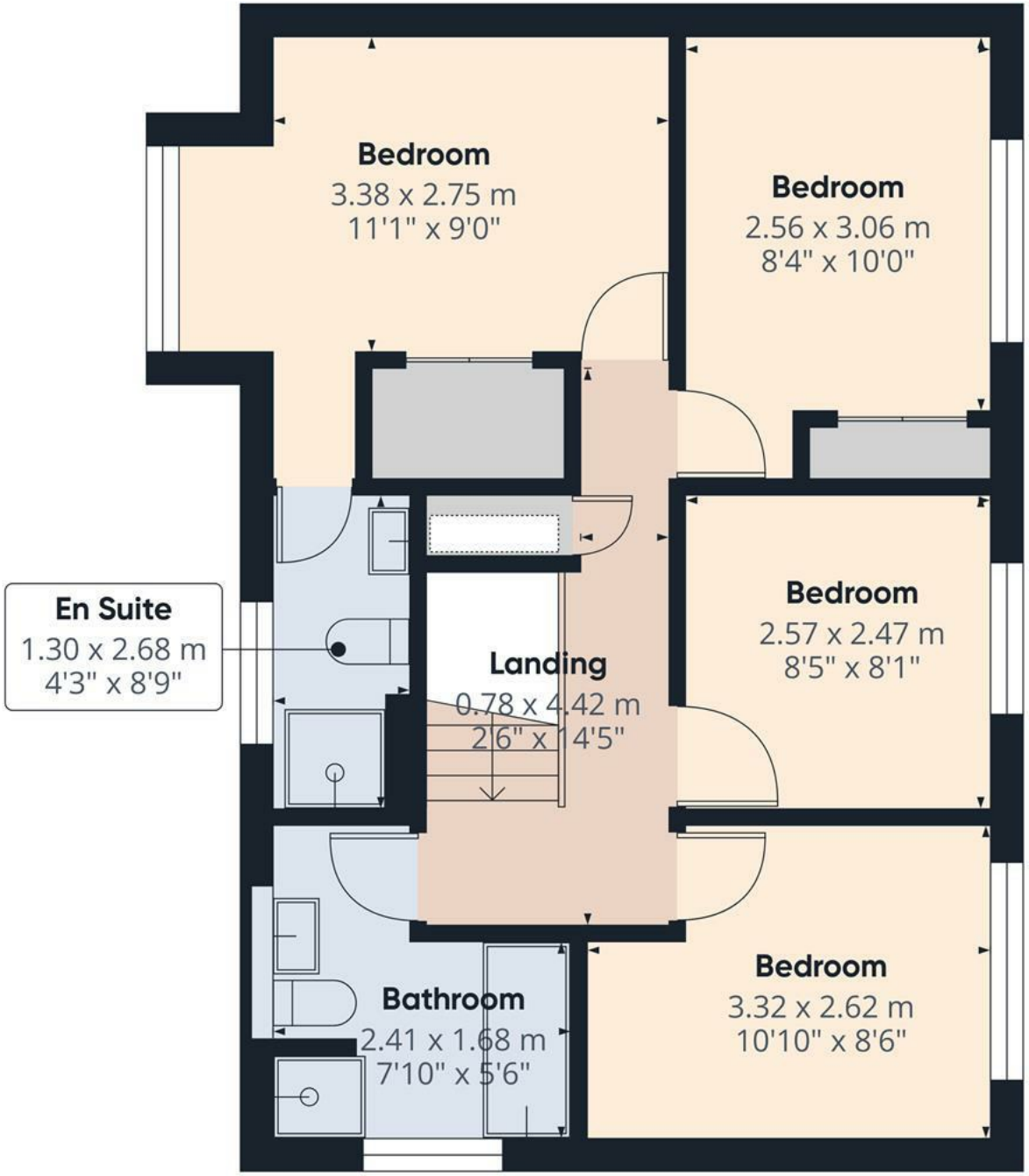

Floor 1

ABODE

Approximate total area(1)

50.6 m²

546 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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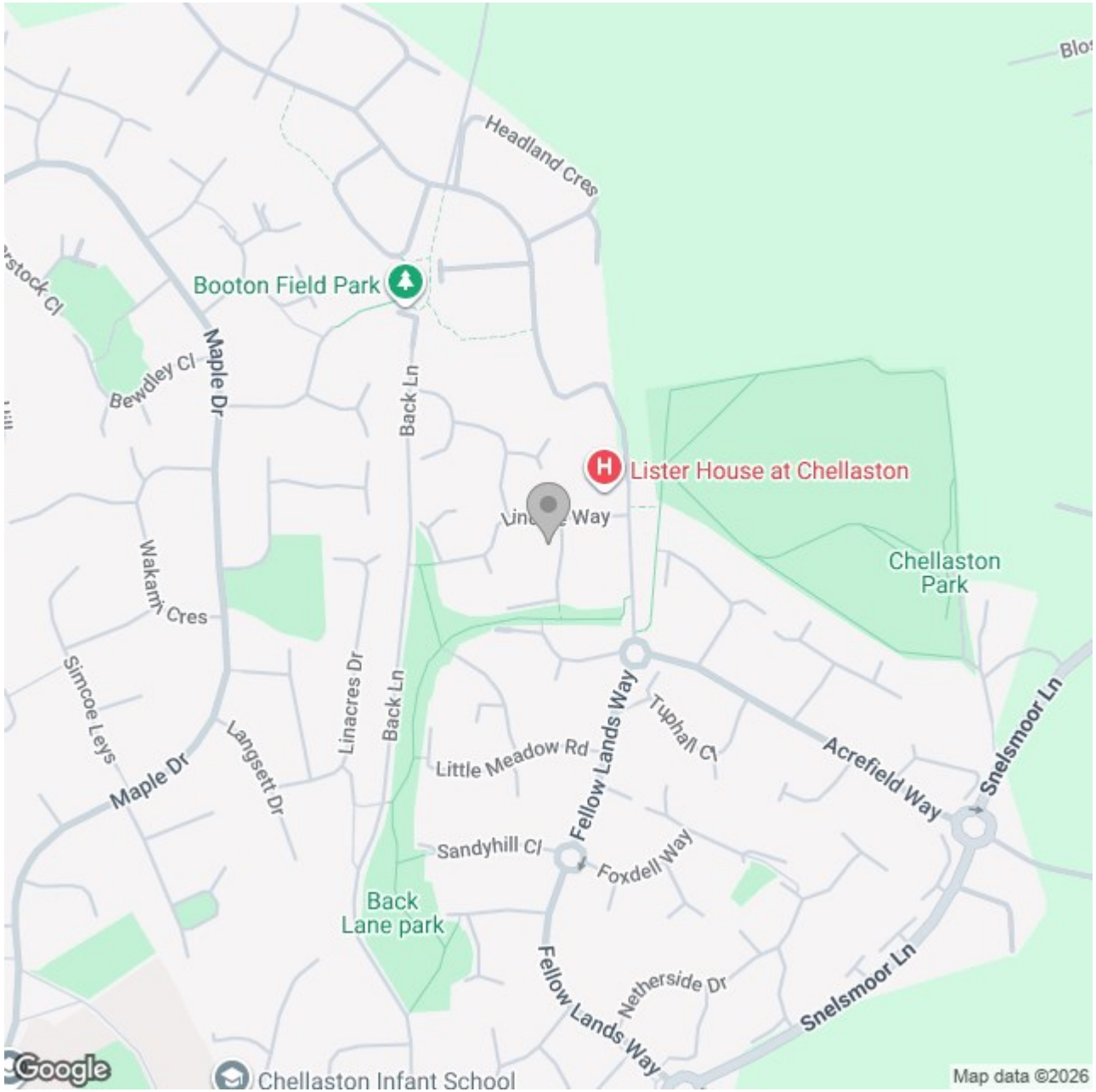

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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.