ABODE
SALES & LETTINGS

Porters Lane, Findern, Derbyshire, DE65 6AJ

£389,950



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







** READY TO MOVE INTO ** INCLUDES TURFING**

Three bedroom detached property with solar and gas central heating. In brief this bungalow offers a good size hall, lounge and a fitted dining kitchen with built appliances and doors onto the garden. Three bedrooms, en suite and a bathroom. Front and rear garden and parking to the front. The property comes with a 10 year warranty.

Set within a peaceful cul-de-sac, the development offers a retreat while remaining well-connected to local amenities, nearby countryside walks, and excellent transport links.

** VIEWING IS HIGHLY RECOMMENDED**

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HALL
Entrance door into hall with a radiator, loft access with pull down ladder and solid timber doors to -

LOUNGE
Upvc double glazed window and a radiator.

KITCHEN DINER
High specification fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven with gas hob and extractor, integrated fridge freezer and dishwasher. Space and plumbing for a washing machine, upvc double glazed window and doors onto the garden, spot lights and a radiator.

BEDROOM 1
Upvc double glazed window and a radiator.

EN SUITE
Double walk-in shower, vanity sink unit with wash hand basin and storage under, low flush wc, radiator and upvc double glazed window.

BEDROOM 2
Upvc double glazed window and a radiator.

BEDROOM 3
Upvc double glazed window and a radiator.

BATHROOM
Panel enclosed bath with central tap, rainfall shower and hand held shower, shower screen, low flush wc, vanity sink unit with wash hand basin and storage under, radiator and upvc double glazed window.

OUTSIDE
Front lawn and block paved drive, gated access both sides of the property with paved patio and lawn.






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SPECIFICATION

Kitchens

- Contemporary fitted kitchens
- Laminate worktops with matching up stands
- Integrated oven, hob, and extractor
- Integrated fridge freezer, dishwasher, and space for washing machine

Bathrooms & En-suites

- Stylish white sanitaryware with chrome fittings • Thermostatic showers
- Part-tiled walls and tiled splashbacks
- Heated towel rails

Interiors

- White emulsion to walls and ceilings
- Energy-efficient LED lighting throughout
- Gas central heating with high-efficiency boiler

Exteriors

- Attractive brick and tile elevations
- UPVC double glazed windows and doors
- Turfed gardens to front and rear
- Paved patio area and pathways in Indian Sandstone
- Private block paved driveways with parking for two vehicles • Solar panels and hybrid battery system

Additional Features

- 10-year structural warranty
- High levels of insulation for energy efficiency

10 YEAR WARRANTY

Our standard residential warranty, also known as Latent Defect Insurance, is a 10 year policy for new builds, renovations and retrospective cover.

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.

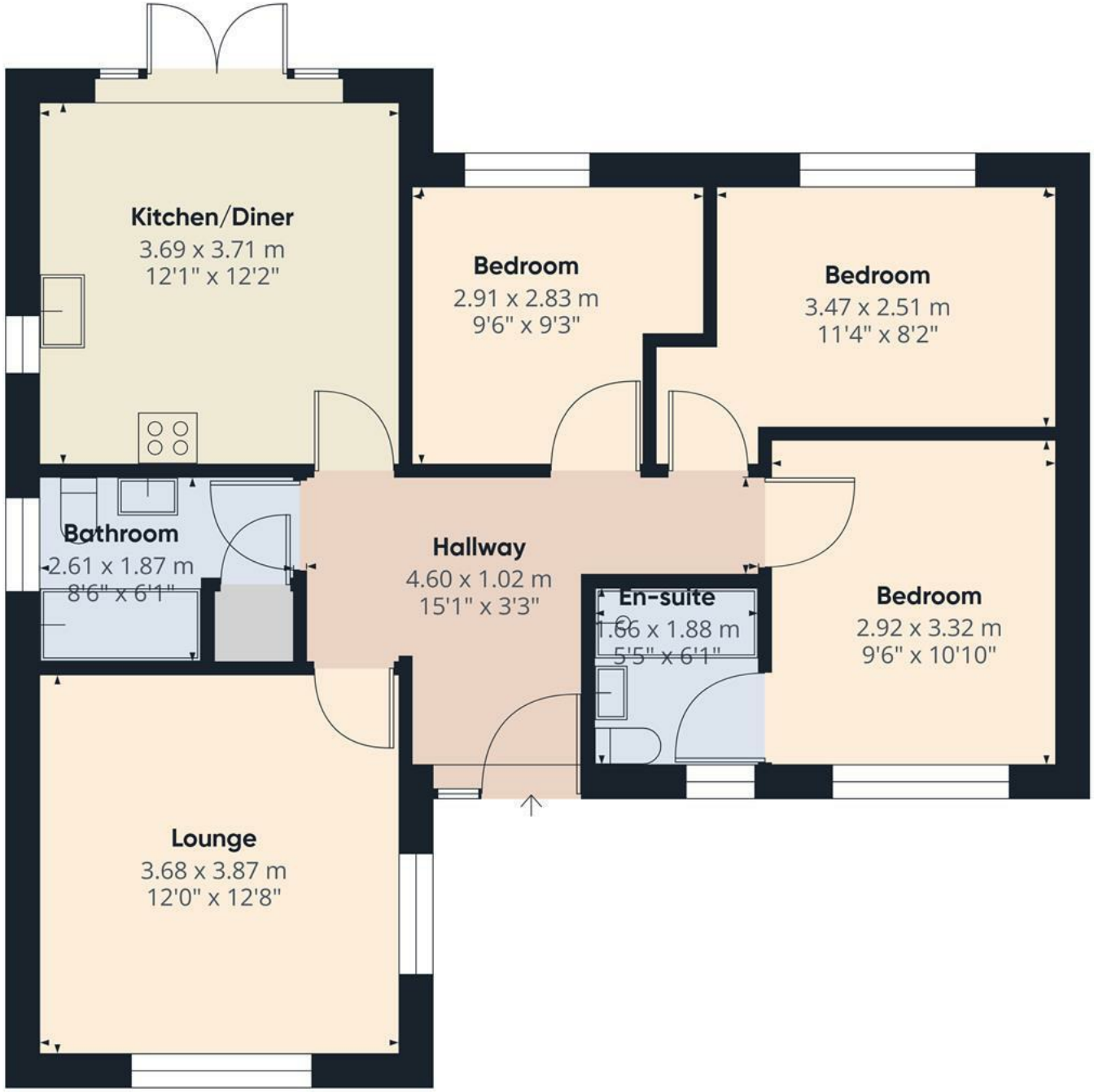
Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.


Completed
Completed
Plot 5
Plot 2
Plot 3
Plot 4


Completed
Completed
Plot 5
Plot 2
Plot 3
Plot 4


Completed
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Approximate total area(1)

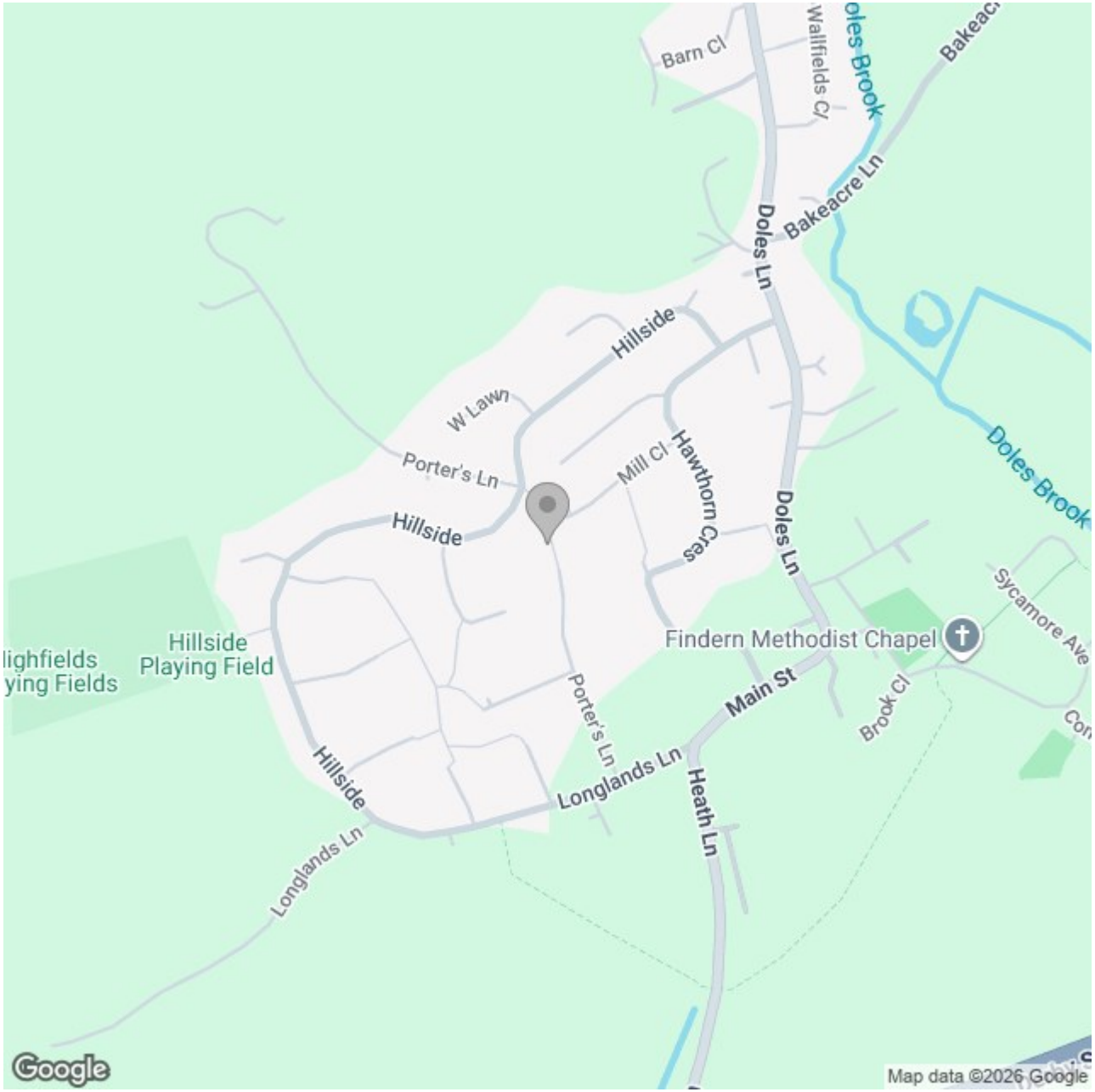
72.6 m²

780 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	100+
(81-91) B		
(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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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.