ABODE
SALES & LETTINGS

Pearl Gardens, Newhall, Derbyshire, DEII 0YE

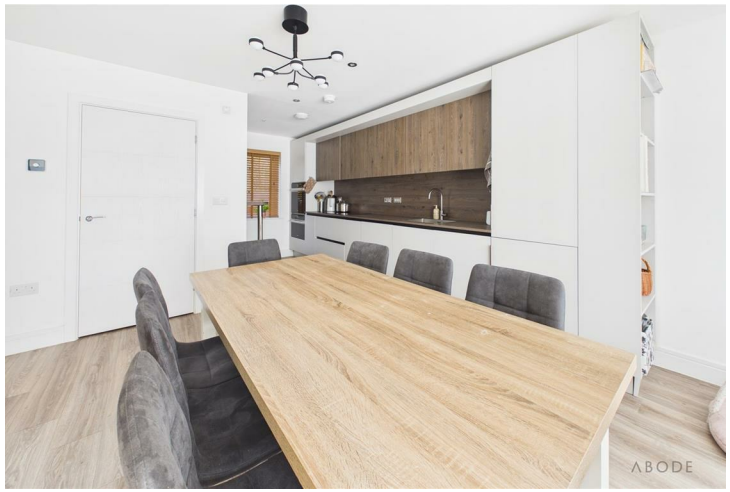
Guide Price £250,000



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







NO UPWARD CHAINVIEWING ADVISED**IMPRESSIVE AVANT 2022 BUILT SEMI DETACHED PROPERTY OVERLOOKING THE WOODLAND WITH 5 YEARS LEFT ON NHBC WARRANTY**

Beautifully presented throughout and offers a hall with guest cloakroom. Open plan living and dining kitchen plus a utility cupboard with plumbing for a washing machine. The first floor offers three bedrooms and a family bathroom. Enclosed rear garden and parking for 2 cars side by side. An internal viewing is highly recommended.

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HALL
Entrance door into the hall with a radiator and doors to -

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

OPEN PLAN LIVING

KITCHEN
Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Sink unit, fitted electric oven and a microwave , electric hob with extractor, integrated fridge freezer and dishwasher, radiator and a upvc double glazed window to the front.

LIVING & DINING AREA
Two radiators, upvc double glazed bi-fold doors onto the garden, stairs to the first floor and a utility cupboard with plumbing for a washing machine.

FIRST FLOOR LANDING
Upvc double glazed window to the side and airing cupboard.

BEDROOM 1
Built in wardrobes, radiator and a upvc double glazed window to the front.

BEDROOM 2
Upvc double glazed window to the rear and a radiator.

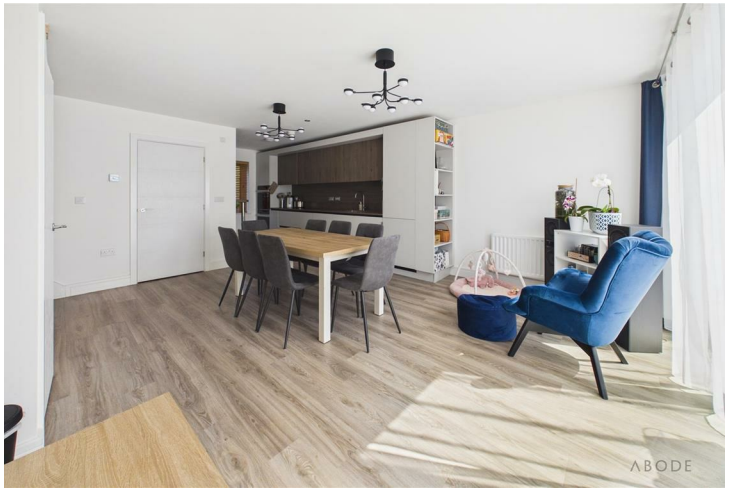
BEDROOM 3
Upvc double glazed window to rear, radiator and loft access.

BATHROOM
Panel enclosed bath with a hand held shower and rainfall over head shower, shower screen. Low flush wc, wash hand basin with storage drawer under, chrome ladder style radiator and a upvc double glazed window.

OUTSIDE
Lawn and paved patio and a garden shed. Two side by side parking spaces.

NHBC Warranty
This property has 5 years remaining on the NHBC warranty



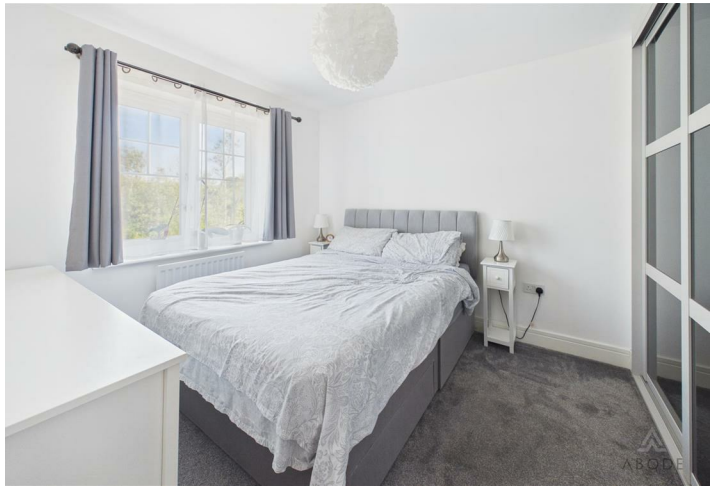



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AML Disclaimer - Derby/Swadlincote Office.

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

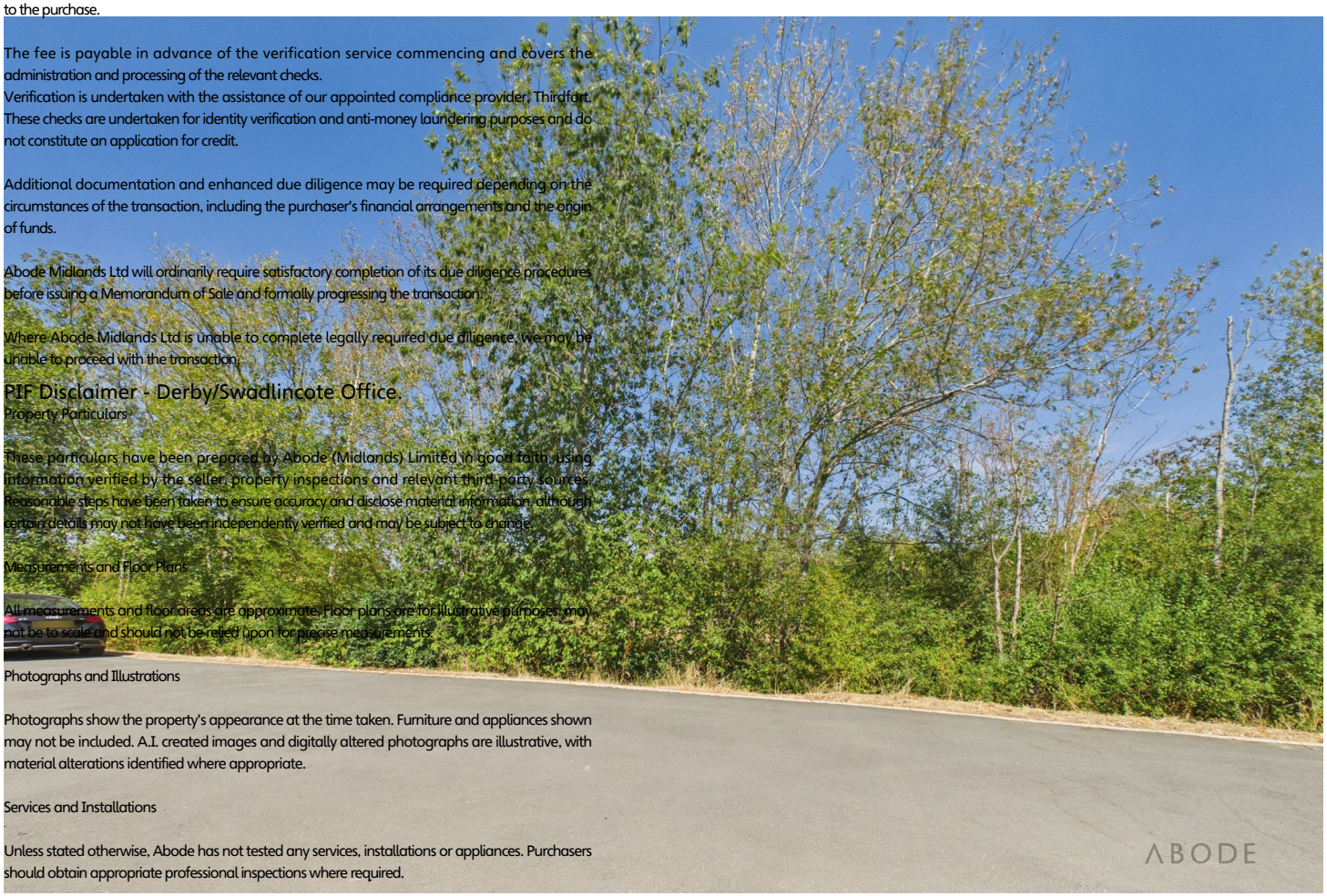
All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

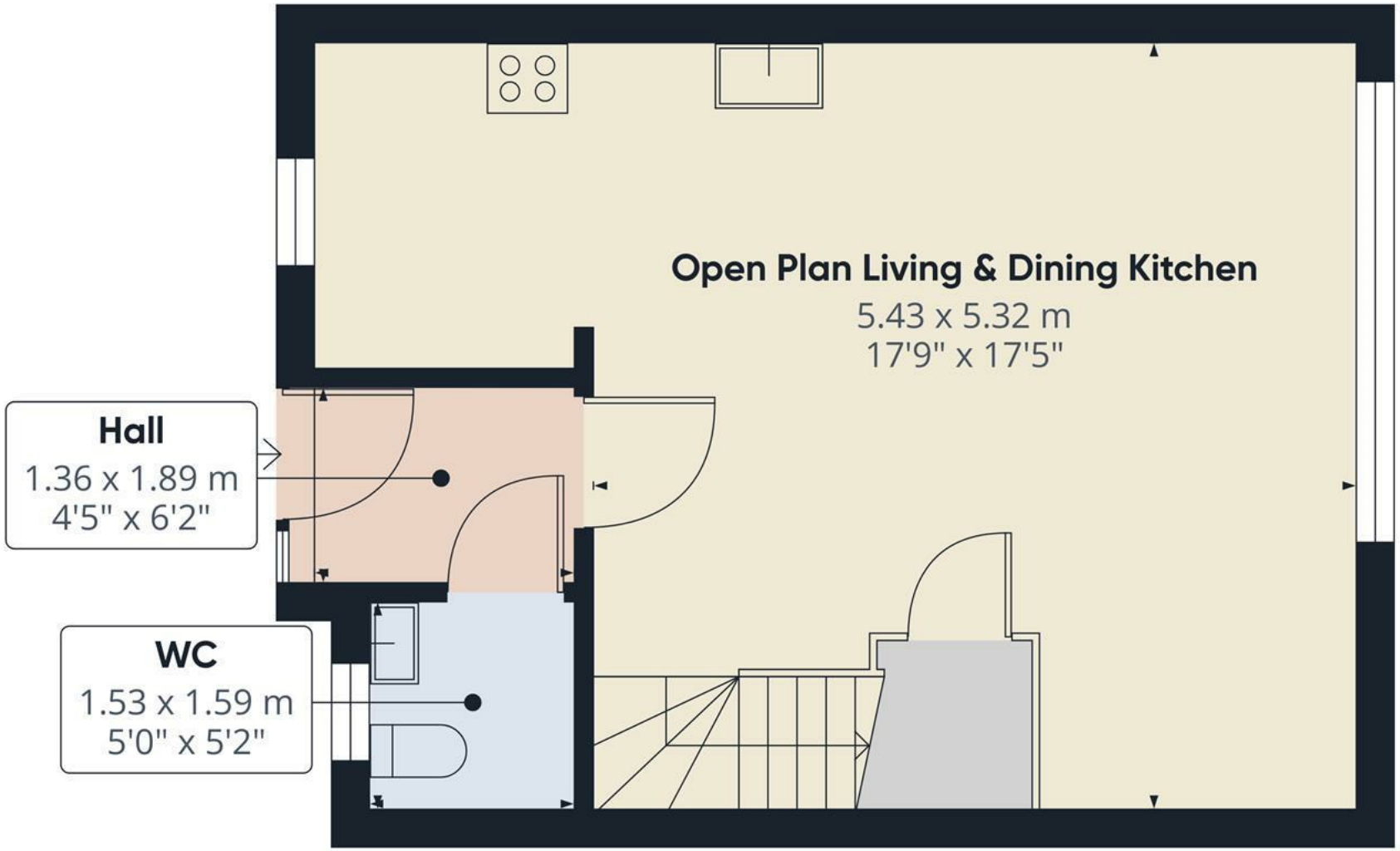
Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

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





Floor 0

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Approximate total area(1)

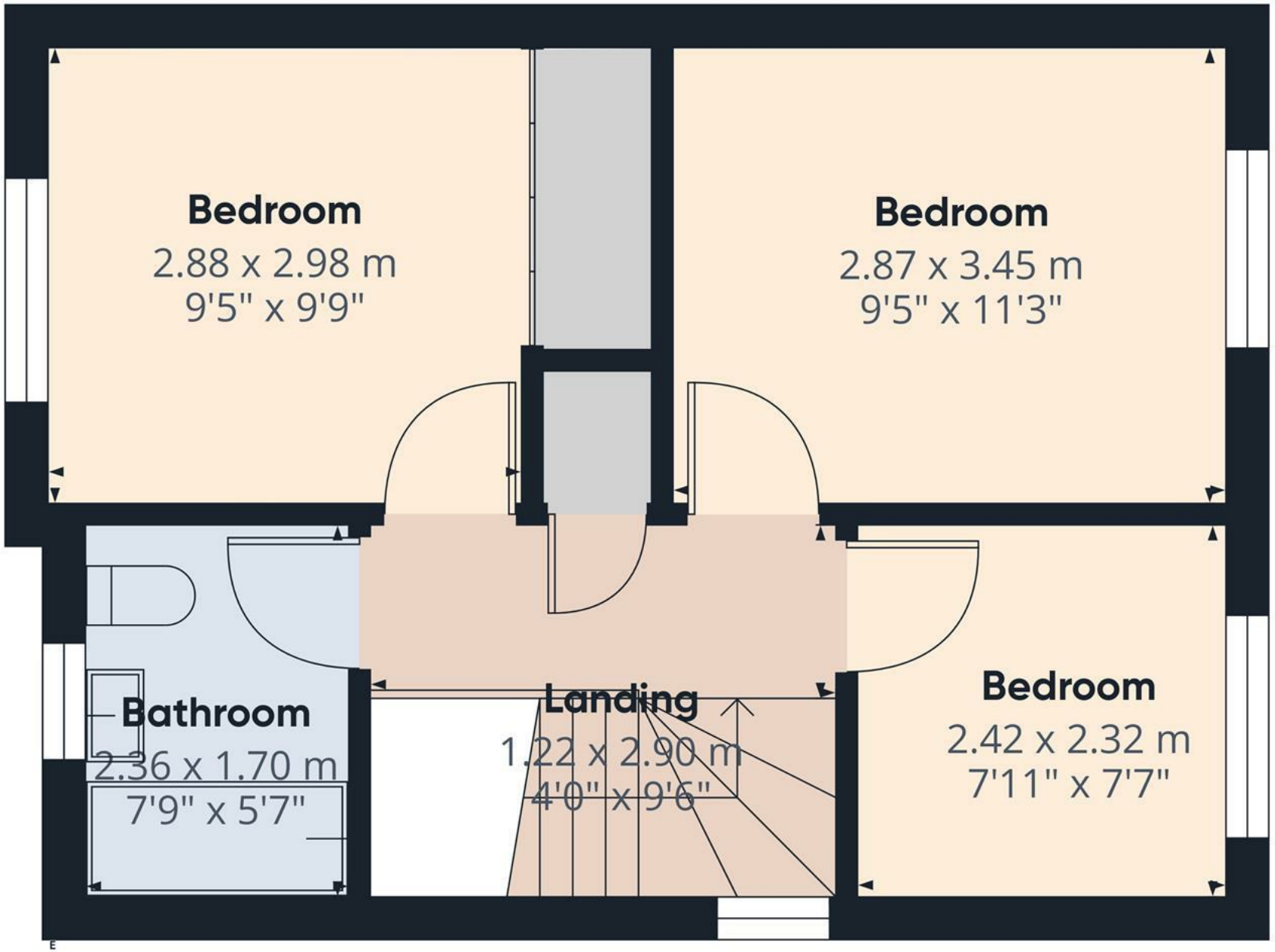
39.2 m²

422 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

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Approximate total area(1)

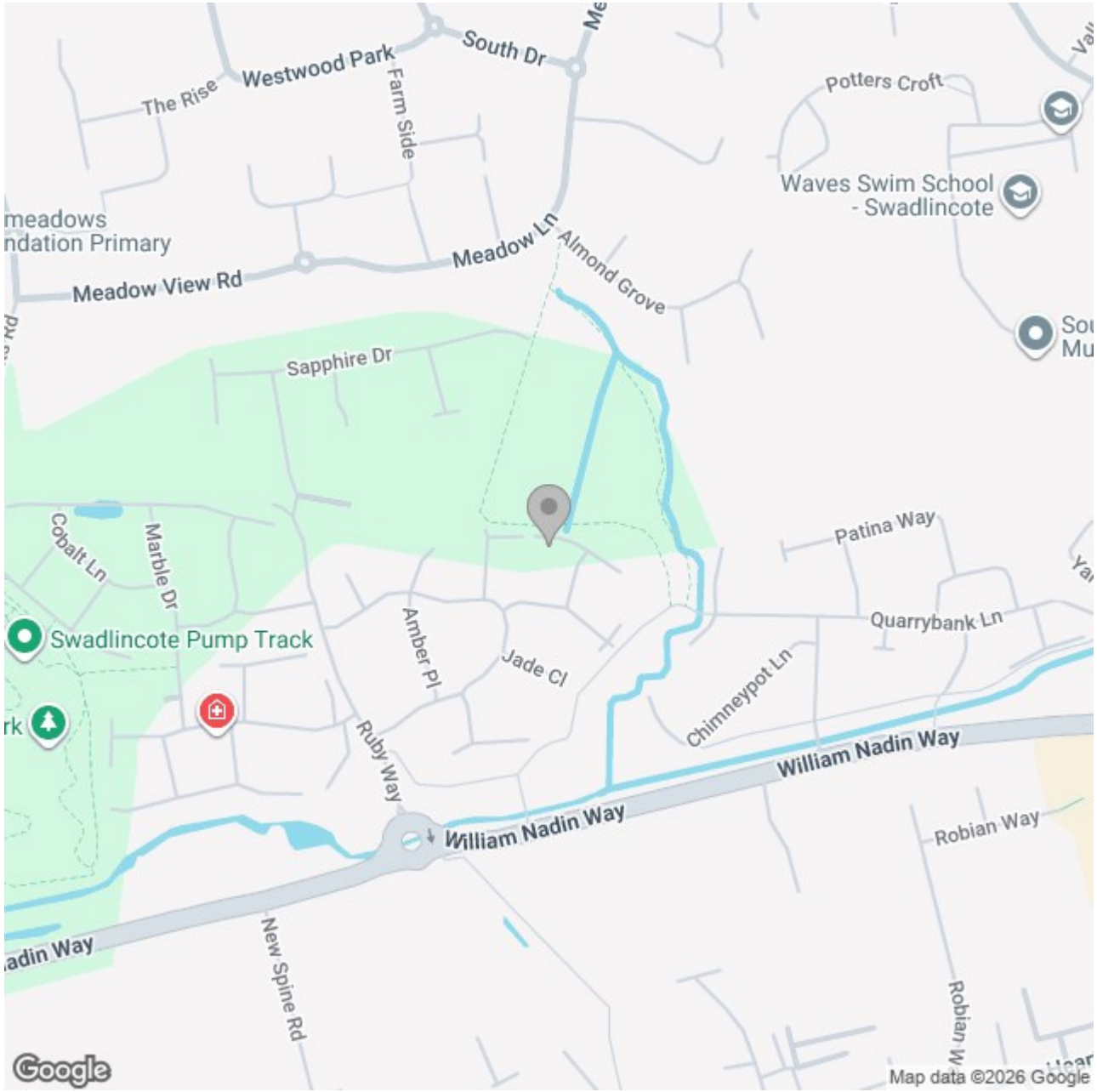
34.1 m²

367 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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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.