ABODE
SALES & LETTINGS

Willow Park Way, Aston-On-Trent, Derbyshire, DE72 2DF

£650,000



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**** IMPRESSIVE EXECUTIVE DETACHED PROPERTY WITH DETACHED DOUBLE GARAGE **** RE-FITTED HIGH SPECIFICATION DINING KITCHEN WITH DOORS ONTO THE GARDEN **** Beautifully presented throughout offering an entrance hall with guest cloakroom, lounge with feature wood burning stove, dining/family area open through to the large conservatory over looking the garden. Modern fitted kitchen with matching utility room and a separate study. The first floor offers four bedrooms, all with built in wardrobes, ensuite shower room and a stunning family bathroom with free standing bath and walk-in shower. Established gardens to the rear and both sides of the property, driveway and a detached double garage. House and a separate garage security alarm. INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PRESENTATION AND SPECIFICATION OF THIS PROPERTY.

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ENTRANCE HALL
Composite entrance door into the hall with stairs to the first floor, radiator, two upvc double glazed windows and doors to -

CLOAKROOM
Fully tiled with a low flush wc, wash hand basin, chrome ladder style radiator.

LOUNGE
Feature wood burning stove, upvc double glazed window to the front, patio doors into the conservatory and two radiators.

CONSERVATORY
Upvc double glazed windows and doors onto the garden and open through to the dining/family room.

DINING/FAMILY ROOM
Radiator and a door into the hallway.

STUDY
Two upvc double glazed windows and a radiator.

KITCHEN
Recently re-fitted modern kitchen offering wall mounted, base and drawer units with Quartz work surfaces and matching island with breakfast bar. Space for a range style cooker with fitted extractor hood, space for an American fridge freezer, integrated dishwasher, Belfast sink with a boiling water tap. Radiator, upvc double glazed window and double doors onto the garden and a door to the utility room.

UTILITY ROOM
Matching fitted units with work surfaces, plumbing and space for a washing machine and space for a tumble dryer, radiator, loft access, door to the garden and a upvc double glazed window.

FIRST FLOOR LANDING
Storage cupboard, loft access and upvc double glazed window.

BEDROOM I
Two double built in wardrobes, radiator and upvc double glazed window.

EN SUITE
Walk in shower, low flush wc, wash hand basin, upvc double glazed window and chrome ladder style radiator.

BEDROOM 2
Built in wardrobes, radiator and upvc double glazed window.

BEDROOM 3
Built in wardrobes, radiator and upvc double glazed window.



BEDROOM 4
Built in wardrobes, radiator and upvc double glazed window.

BATHROOM
Recently re-fitted, modern bathroom offering a free standing bath with mixer tap and shower attachment. Double walk in shower, low flush wc, wash hand basin, fully tiled, ladder style radiator and two upvc double glazed windows.




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OUTSIDE

Located on a great size plot with a side drive and double detached garage. Gardens wrap the rear and sides of the property offering, lawns, decked and paved seating areas, raised beds, mature shrubs and plants, trees and a pear tree. Two secure gates to both sides and a personal door into the garage.
The garage offers two electric doors, loft space, security alarm, power and lights. .

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 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

195.4 m²

2103 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(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.