ABODE
SALES & LETTINGS

Gardner Court, Derbyshire, DE6 5PH

£220,000



https://www.abodemidlands.co.uk







This charming modern home, built by the highly regarded David Wilson Homes in 2020, is ideally suited to a range of buyers and comes highly recommended for viewing. Whether you are a first-time buyer looking to take your first step onto the property ladder, seeking to downsize, or considering an investment opportunity for the buy-to-let market, this well-presented property is sure to appeal.

Immaculately maintained throughout, the accommodation offers a well-appointed kitchen with a comprehensive range of integrated appliances, a spacious lounge/diner with direct access to the rear garden, and a convenient double-width driveway providing ample off-road parking. The property combines modern living with a practical layout, making it an ideal home for a variety of lifestyles.

Situated in the picturesque village of Doveridge, the property enjoys a pleasant semi-rural setting while remaining well placed for everyday amenities. The village offers a useful range of facilities including a village shop, post office with adjoining coffee room, first school, The Cavendish Arms public house, sports club, village hall, tennis courts and church. The surrounding countryside provides numerous attractive walks, perfect for those wishing to enjoy the outdoors.
For commuters, the market towns of Uttoxeter and Ashbourne are both within convenient travelling distance, while the nearby A50 provides excellent road links towards the MI and M6 motorway networks. Derby and Stoke-on-Trent are also readily accessible by road. Estate charges apply.

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Charges
Charges for estate upkeep at currently at £140.00, paid twice a year, from October 2026 - March 2027 and so on.

Hallway
Accessed via a composite double-glazed front entrance door, the welcoming hallway features a central heating radiator, staircase rising to the first-floor landing, smoke alarm, telephone point and doors leading to the principal ground-floor accommodation.

Kitchen
Positioned to the front of the property, the well-equipped kitchen features a UPVC double-glazed window and a comprehensive range of matching base and eye-level storage cupboards and drawers. Wood-block-effect drop-edge work surfaces incorporate a stainless steel sink and drainer with mixer tap, together with a four-ring electric gas hob and matching extractor hood. Integrated appliances include an oven and grill, fridge, freezer, washing machine and dishwasher. The central heating combination gas boiler is neatly housed within the kitchen, which also benefits from LED downlighting and a carbon monoxide detector.

Cloakroom/W.C.
The cloakroom is fitted with a UPVC double-glazed frosted window to the side elevation and comprises a low-level WC with continental flush, corner wash hand basin with mixer tap and complementary wall tiling. A central heating radiator completes the room.

Lounge/Diner
A particularly attractive reception space, the lounge/diner features UPVC double-glazed French doors with adjoining windows overlooking and providing direct access to the rear garden. The room benefits from two central heating radiators, useful under-stairs storage, TV aerial point and Ethernet points.

Landing
The first-floor landing features a smoke alarm and provides access to all first-floor rooms.

Bedroom One
A spacious principal bedroom enjoying a pleasant outlook over the rear of the property through two UPVC double-glazed windows. The room benefits from a central heating radiator with thermostat and TV aerial point.

Bedroom Two
A further well-proportioned bedroom featuring a UPVC double-glazed window overlooking the front elevation, central heating radiator and access to the loft space via a loft hatch. There is also a useful over-stairs storage cupboard with eye-level shelving.l and further built in wardrobes providing ideal storage options.

Bathroom
The modern three-piece family bathroom comprises a low-level WC with button flush, pedestal wash hand basin with mixer tap and bath with glass shower screen and shower over. Complementary tiling features to the walls, with additional benefits including a heated towel radiator, extractor fan and ceiling spotlights.



Disclaimer
Purchaser Compliance & Due Diligence Fee

As the appointed selling agent, Move with Us is required to carry out identity, anti-money laundering (AML) and source-of-funds checks on all purchasers. A £49 + VAT purchaser compliance fee will apply to the successful purchaser to cover the increasing costs of these mandatory checks, in line with industry practice.

All prospective purchasers should be aware that, if their offer is accepted, this fee will be payable as part of the purchaser compliance process. Payment will be taken by telephone during the purchaser compliance call, before a Memorandum of Sale can be issued.

A copy of the completed purchaser due diligence documentation can be provided upon request for your own compliance records.




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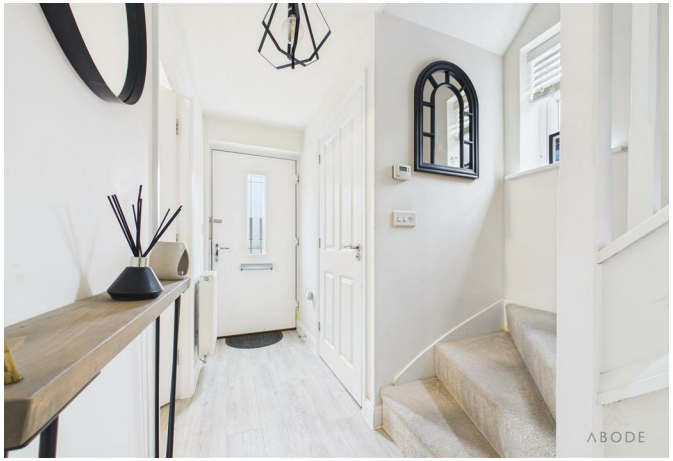
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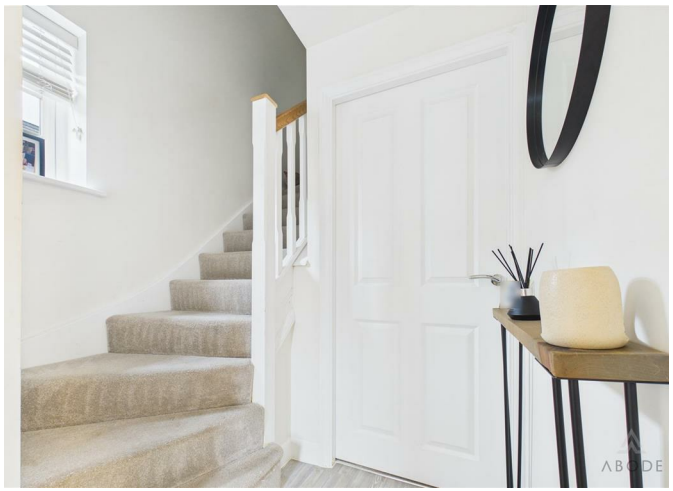
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AML Disclaimer -

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 - General

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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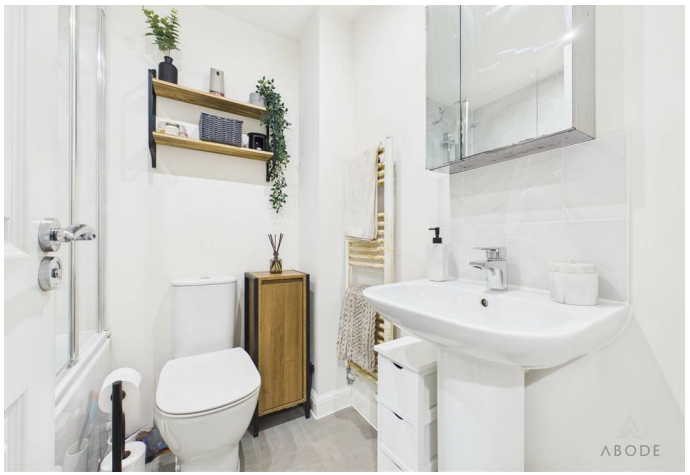
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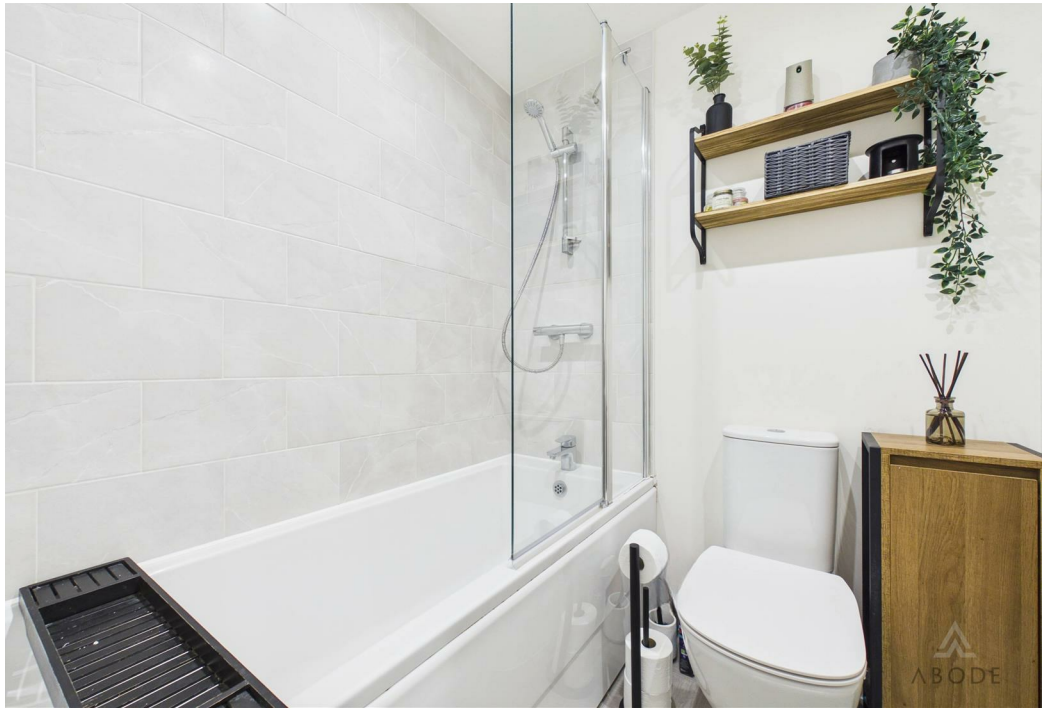














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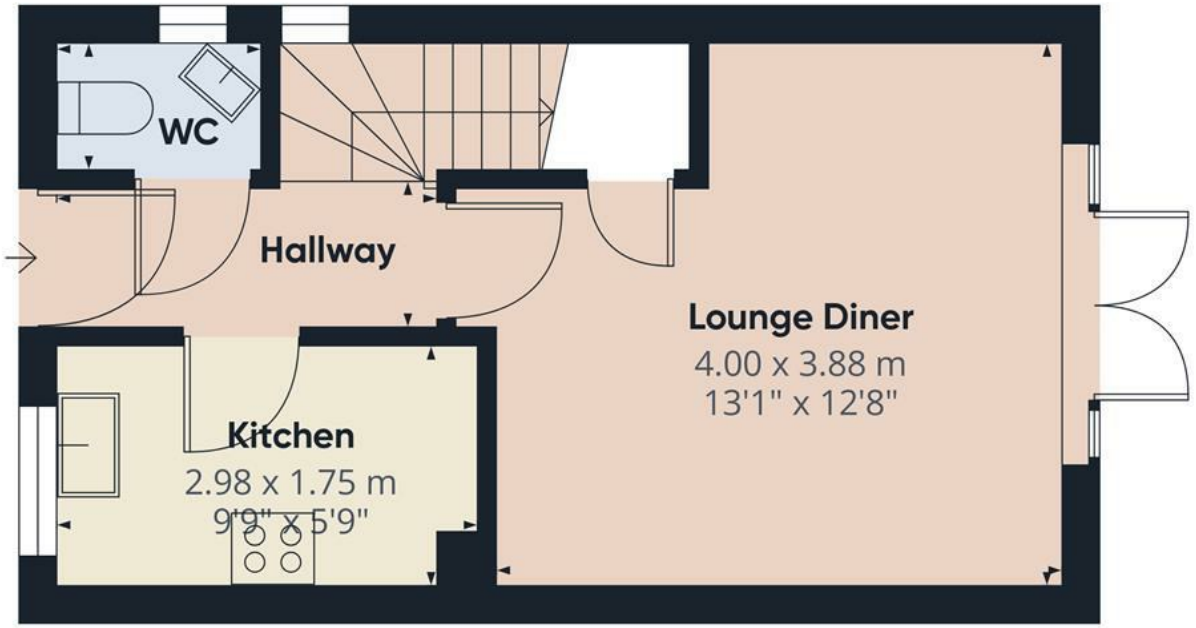
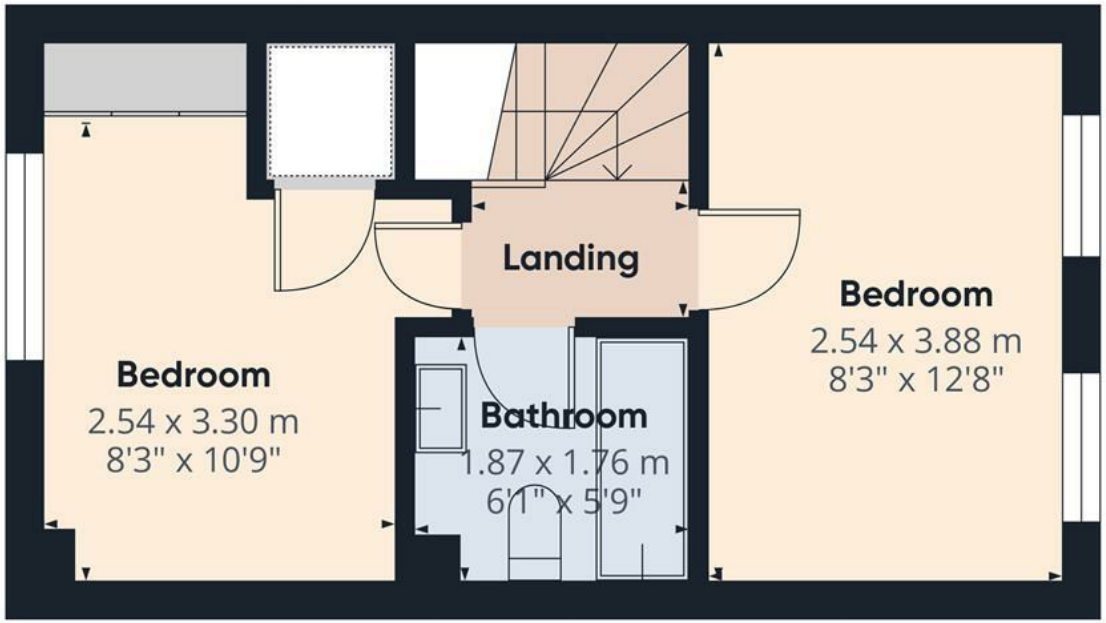


Floor 0



Floor 1



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Approximate total area(1)

50.3 m²

540 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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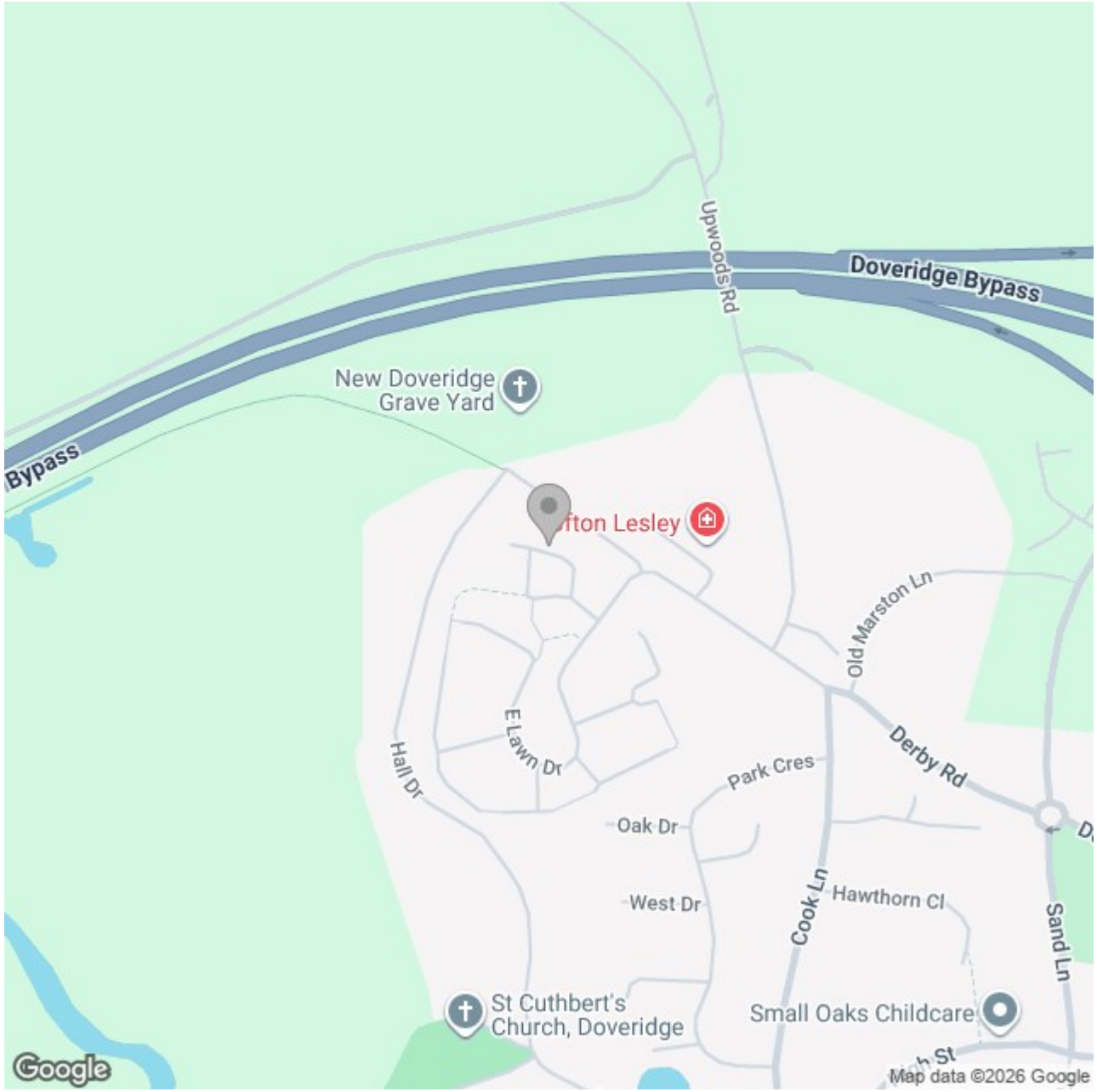

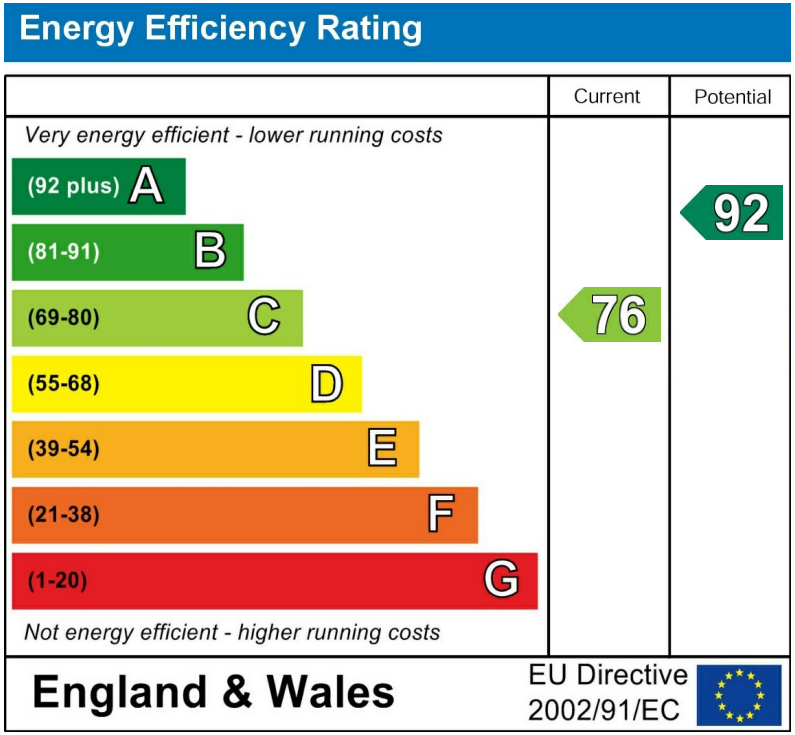

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.