ABODE
SALES & LETTINGS

Headstock Drive, Castle Gresley, Derbyshire, DE11 9FY

£199,950

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

**** IMMACULATE MODERN SEMI DETACHED PROPERTY **** NO UPWARD CHAIN **** Entrance hall, guest cloakroom, lounge, fitted dining kitchen with doors onto the garden. Two double bedrooms, bathroom, landscaped garden and a side drive.

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

CLOAKROOM
Low flush wc, wash hand basin and radiator.

LOUNGE
Upvc double glazed window to the front, radiator and stairs to the first floor.

KITCHEN DINER
Fitted wall mounted, base and drawer units with sink and drainer unit. Fitted oven and hob, integrated fridge freezer, dishwasher and washing machine, upvc double glazed window and double doors onto the garden and a radiator.

FIRST FLOOR LANDING
Doors to -

BEDROOM 1
Two upvc double glazed windows and a radiator.

BEDROOM 2
Two upvc double glazed windows and a radiator.

BATHROOM
Panel enclosed bath with a shower and shower screen, low flush wc wash hand basin and radiator.

OUTSIDE
Side drive and an enclosed garden with seating areas and a lawn.

SPRESSO
EPRESSO
MOODY
MORNINGS

ABODE

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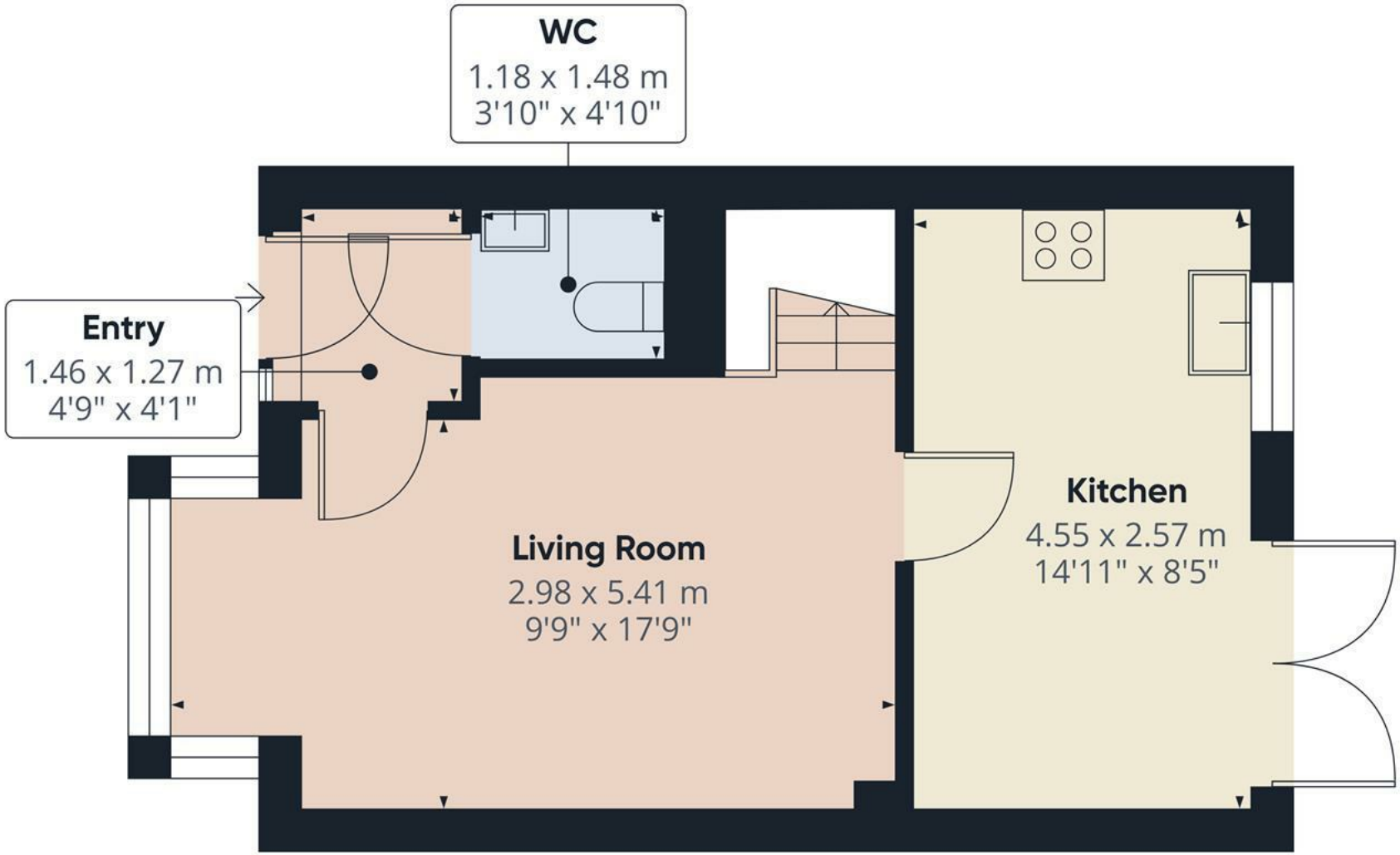

Floor 0

ABODE

Approximate total area(1)

34.2 m²

368 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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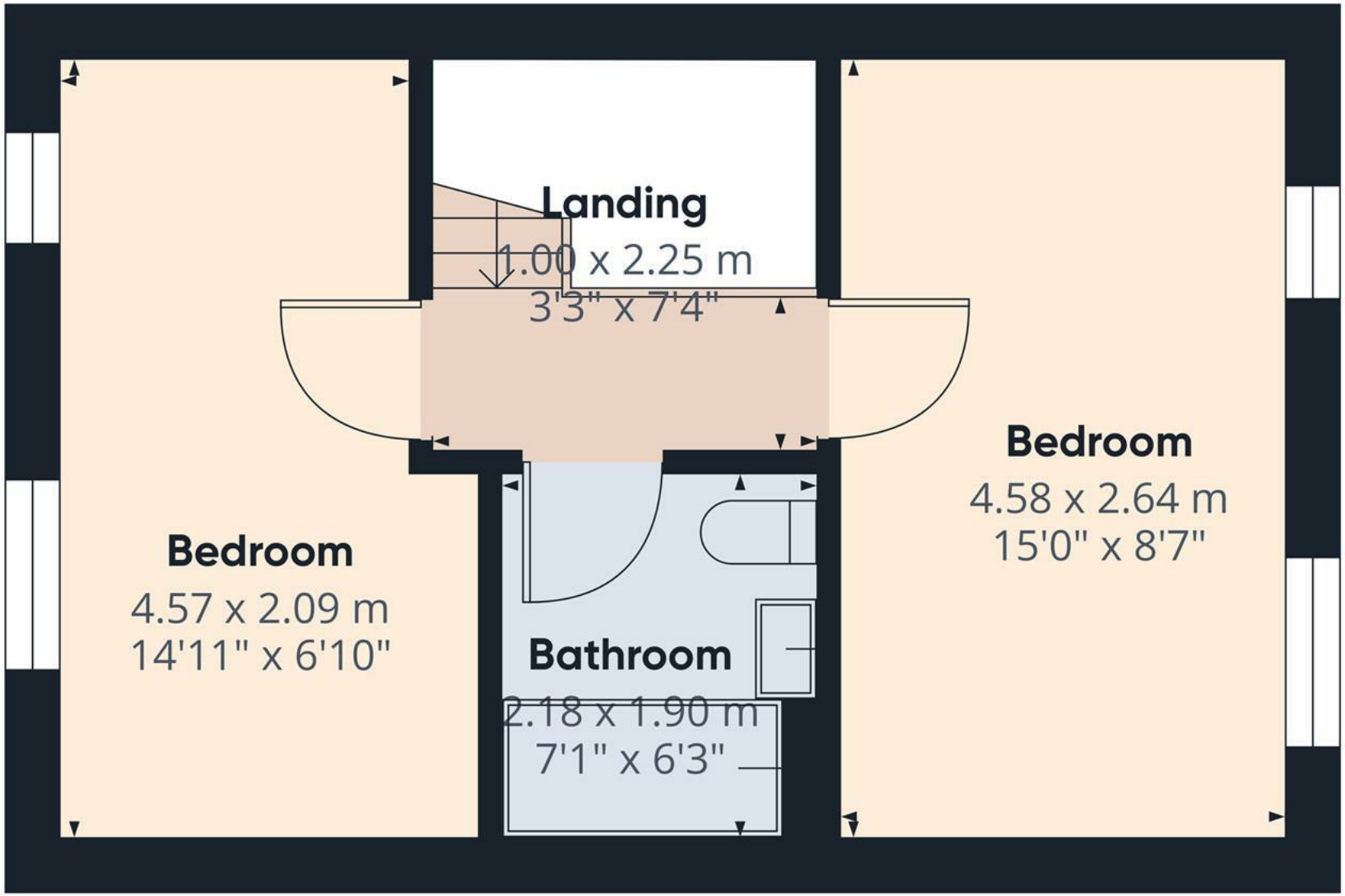

S W E N

Floor 1

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Approximate total area[1]

29.3 m²

315 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		95
(81-91) B	82	
(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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