ABODE
SALES & LETTINGS

Skitteridge Wood Road, Langley Country Park, Derbyshire, DE22 4PD

£340,000

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

**** BEAUTIFULLY PRESENTED DOUBLE FRONTED DETACHED PROPERTY OVERLOOKING SKITTERIDGE WOOD **** Perfectly positioned on the Langley Country Park Development offering a hall with guest cloakroom, lounge and a fitted dining kitchen with doors onto the garden and a separate utility room. Three good size bedrooms, en suite shower room and a family bathroom. Landscaped garden and a long drive for 3 cars with an EV charging point. The property benefits from Air source heating and upvc double glazing. Internal viewing is highly recommended to fully appreciate the presentation of this home.

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HALL
Entrance door into the hall with stairs to the first floor. radiator and doors to -

CLOAKROOM
Low flush wc, wash hand basin and a radiator.

LOUNGE
Three upvc double glazed windows and a radiator.

KITCHEN DINER
Fitted wall mounted, base and drawer units with Silestone work surfaces, sink unit with mixer tap. Fitted electric double oven, induction hob and an extractor, integrated dishwasher, upvc double glazed windows and double doors onto the garden, radiator and a door to the utility room.

UTILITY ROOM
Fitted cupboards, under stairs storage cupboard, radiator and a side entrance door.

FIRST FLOOR LANDING
Upvc double glazed window, radiator, loft access with ladder, light and boarded.

BEDROOM 1
Wardrobes, radiator, upvc double glazed window and a door to the en suite.

EN SUITE
Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2
Two upvc double glazed windows and radiator.

BEDROOM 3
Wardrobes, radiator and upvc double glazed.

BATHROOM
Panel enclosed bath, low flush wc, wash hand basin, radiator and a double glazed window.

OUTSIDE
Landscaped and established garden with paved patio, lawn, raised bed, mature plants and shrubs. Greenhouse and shed, rear gate to the drive.
Long drive for 3 cars and an EV charging point.

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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

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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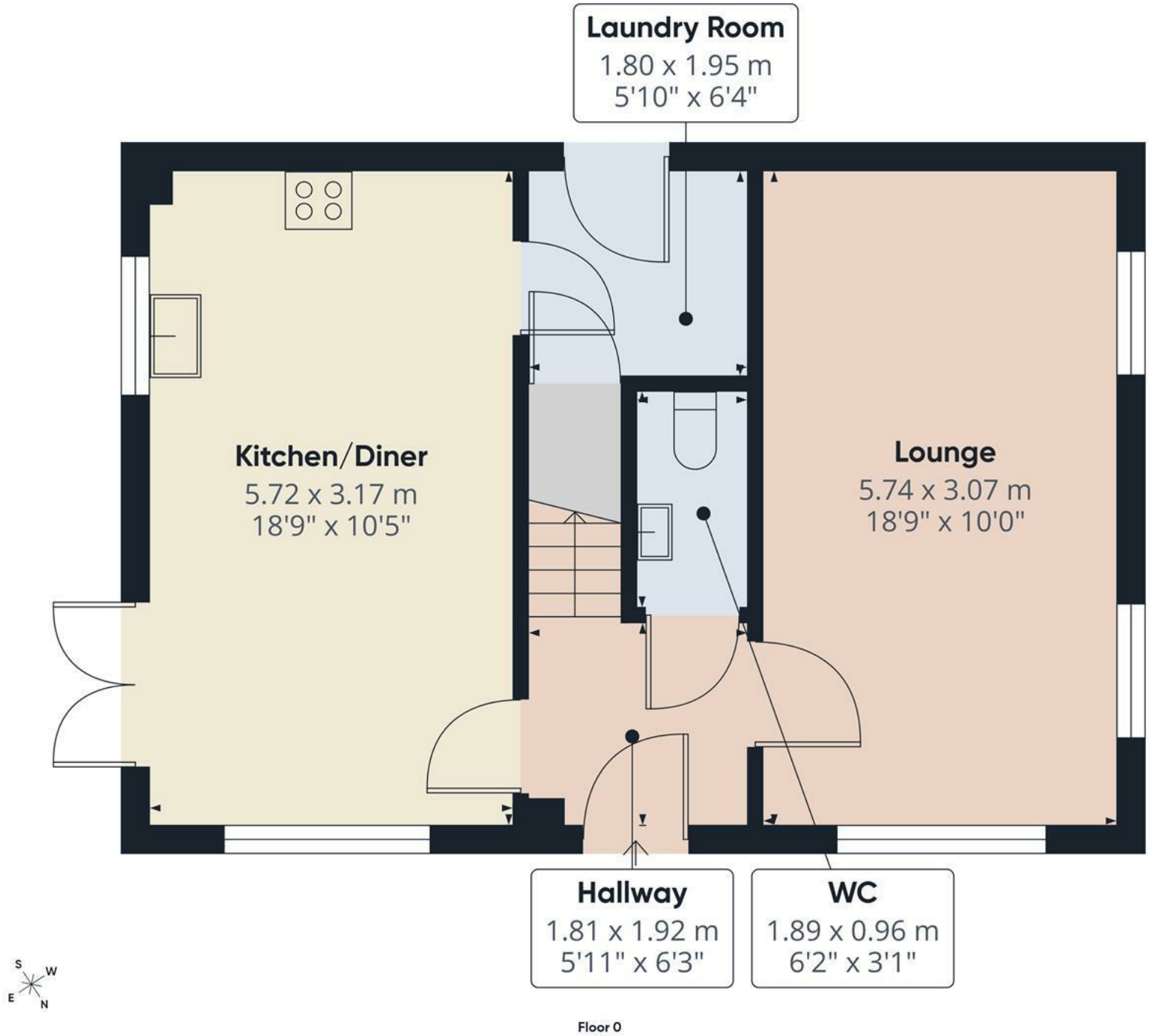

Floor 0

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Approximate total area(1)

47.7 m²

513 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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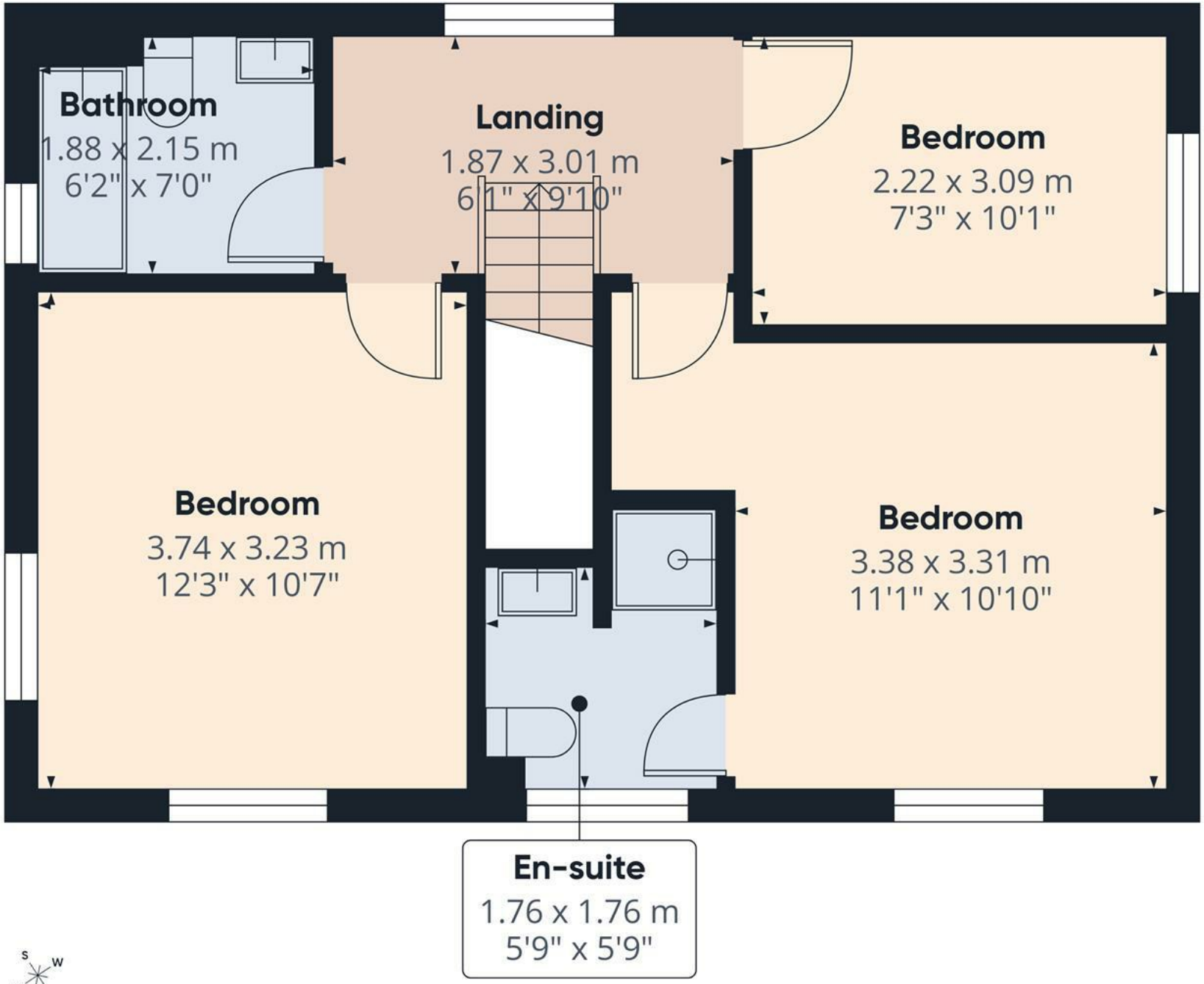

Floor 1

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Approximate total area(1)

43.9 m²

473 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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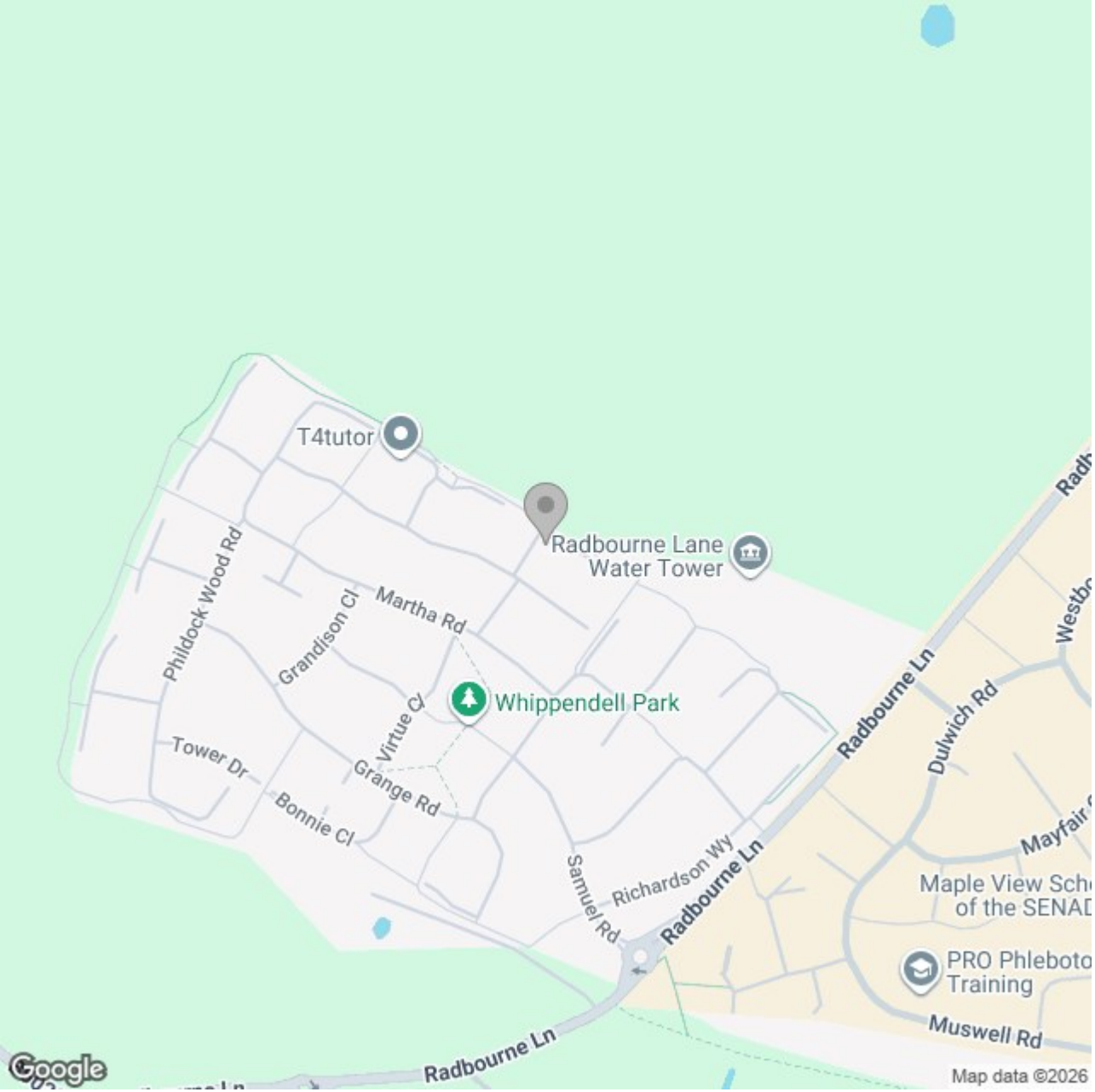

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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

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.