ABODE
SALES & LETTINGS

Tanyard Close, Derbyshire, DE74 2TS

£350,000



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







**** PERFECT FAMILY HOME WITH CONSERVATORY ****

Detached property offered for sale with no upward chain and in brief offering a porch and hall, guest cloakroom, lounge and dining room, fitted kitchen and a conservatory. Four good size first floor bedrooms, en suite shower room and a family bathroom, Front and rear gardens drive and a single garage.

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PORCH
Upvc double glazed entrance door into the hall, radiator and doors to -

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

HALL
Stairs to the first floor, radiator and doors to -

LOUNGE
Gas coal effect fire with Adams style surround, radiator and upvc double glazed window. Double doors to the dining room.

DINING ROOM
Radiators patio doors to the conservatory and a door to the kitchen.

KITCHEN DINER
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Rangenaster cooker with extractor hood, dishwasher and plumbing for a washing machine. Two upvc double glazed windows, storage cupboard and a door to the side.

CONSERVATORY
Upvc double glazed windows and doors onto the garden.

FIRST FLOOR LANDING
Loft access, airing cupboard and doors to -



BEDROOM
Upvc double glazed windows to the front, radiator and a door to the en suite.

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




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BEDROOM
Upvc double glazed window and radiator.

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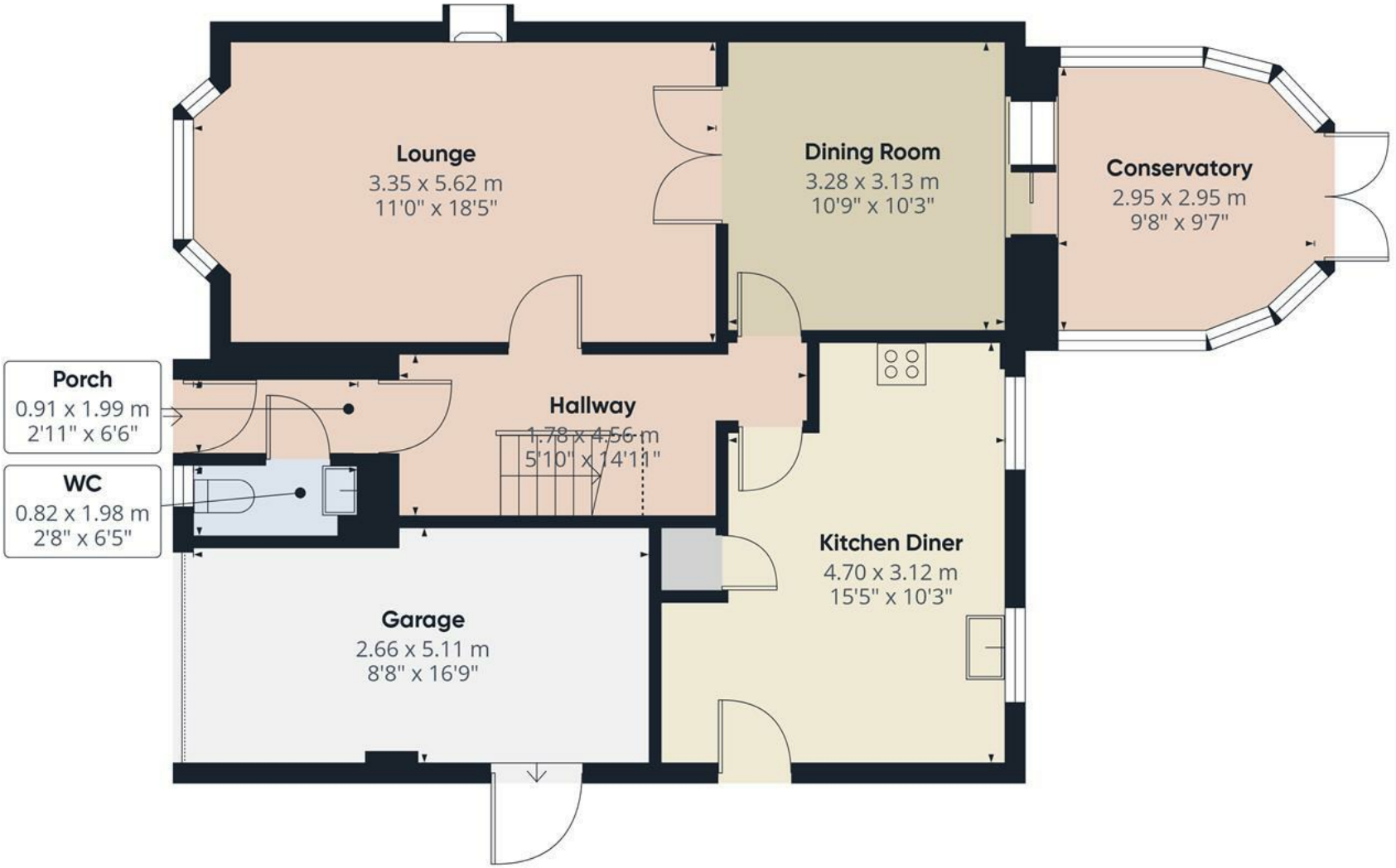
BATHROOM
Panel enclosed bath with a mixer tap and shower attachment, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE
Enclosed rear garden with a lawn and paved patio. Front lawn and a driveway. Single garage.





Floor 0

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Approximate total area(1)

76.7 m²

825 ft²

Reduced headroom

1.3 m²

14 ft²

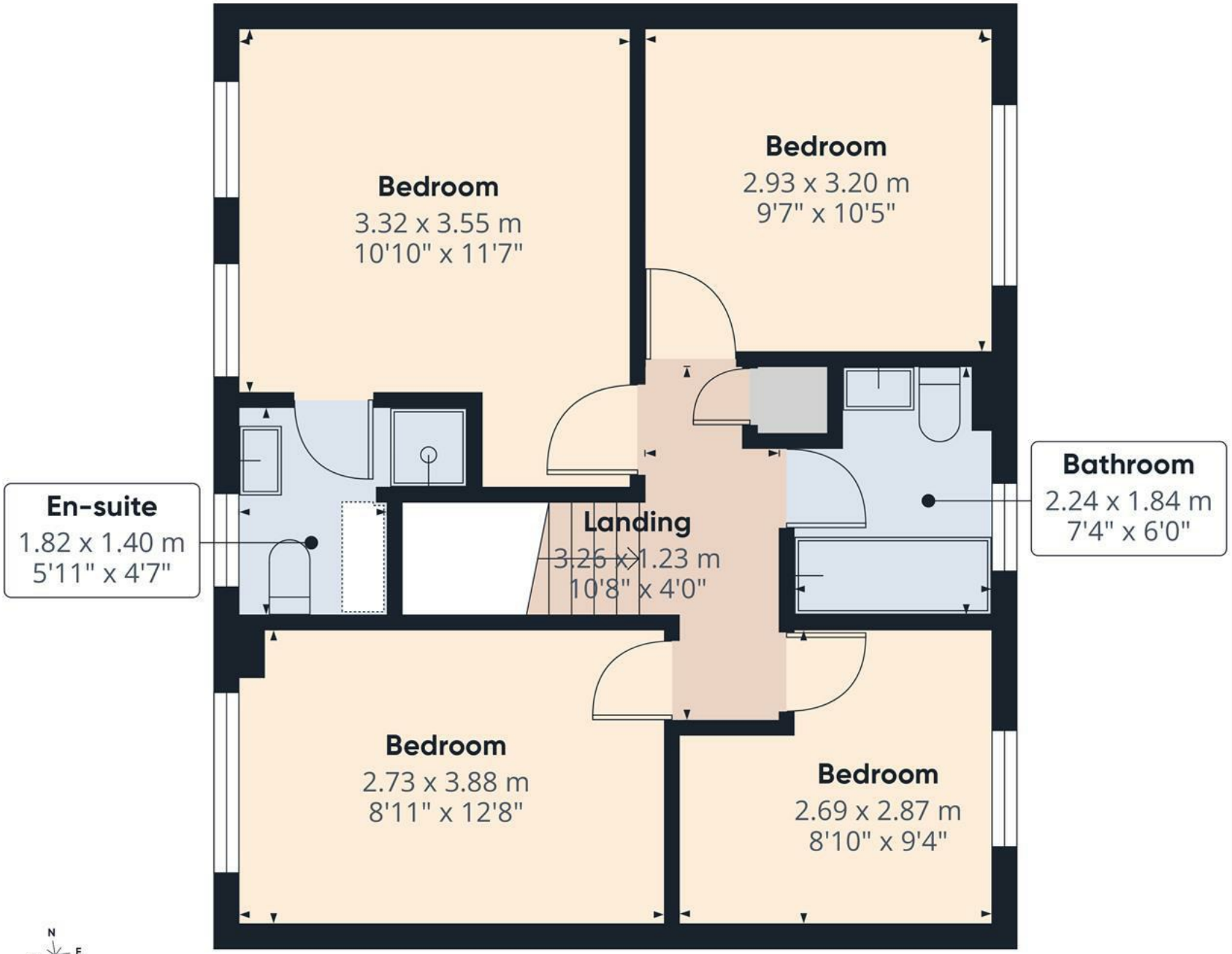
(1) Excluding balconies and terraces

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



Floor 1

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Approximate total area(1)

49.7 m²

535 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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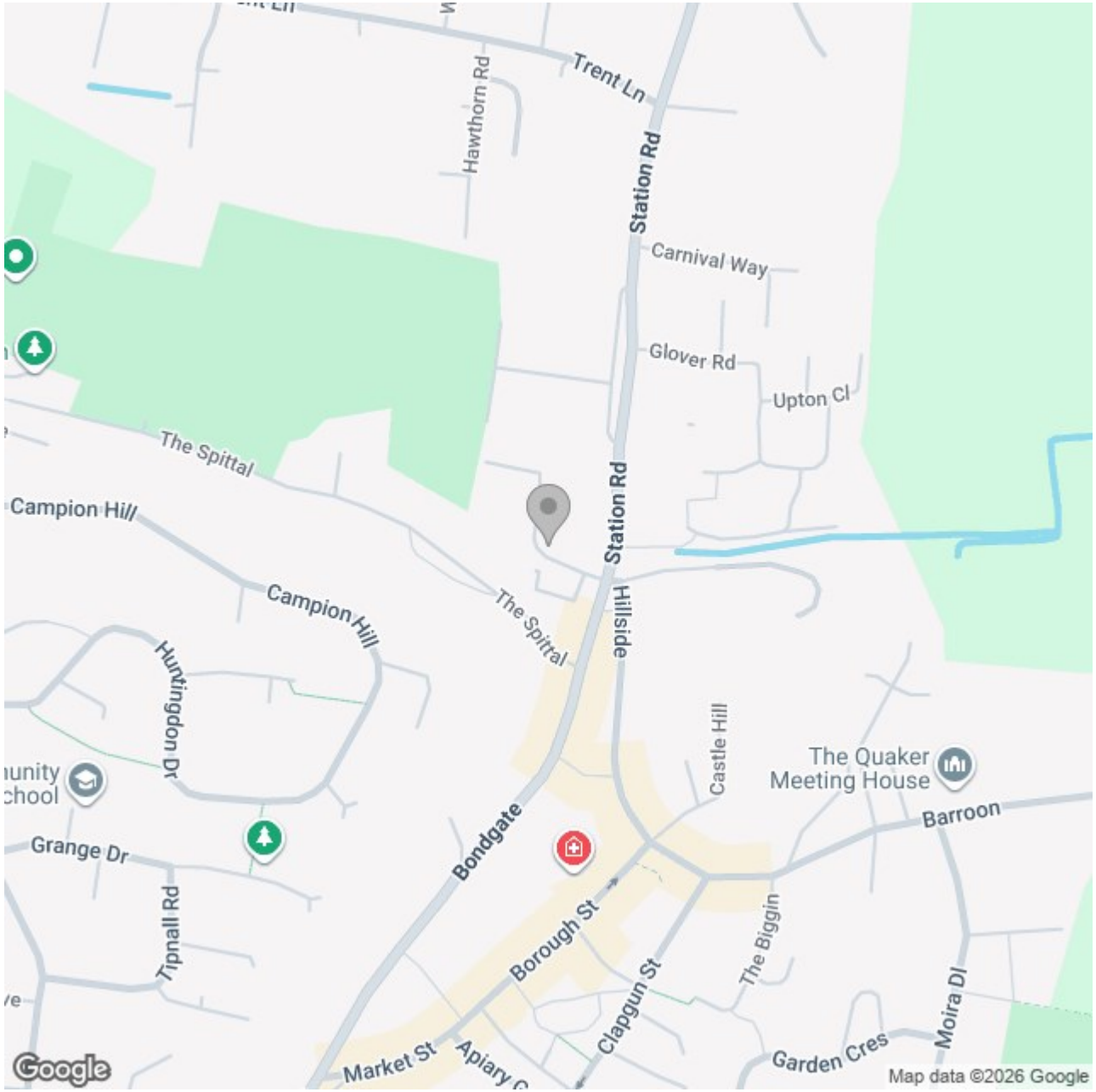

Energy Efficiency Rating

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