ABODE
SALES & LETTINGS

Sidings Way, Westhouses, Derbyshire, DE55 5AS

Offers Over £250,000



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







**** IMMACULATE DETACHED PROPERTY **** HIGH SPECIFICATION LIVING AND DINING KITCHEN **** This is an impressive family home offering a hall with guest cloakroom, lounge with doors onto the garden and a modern fitted kitchen with living and dining areas. Three first floor bedrooms and a bathroom with freestanding bath and a walk-in shower. Landscaped garden and ample parking to the side plus a detached single garage. INTERNAL VIEWING IS HIGHLY RECOMMENDED.

ABODE
SALES & LETTINGS

HALL
Upvc double glazed entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM
Vanity sink unit with wash hand basin and a storage cupboard under, low flush wc, radiator and a upvc double glazed window.

LOUNGE
Upvc double glazed window to the front and double doors onto the garden, radiator and a door to -

KITCHEN DINER
Fitted wall mounted, base and drawer units with works surfaces, breakfast bar and a sink and drainer unit. Fitted electric oven and hob, built in microwave, integrated dishwasher, washing machine and fridge freezer. Three upvc double glazed windows, tiled floor, radiator and a door to the side.

FIRST FLOOR LANDING
Upvc double glazed window, loft access and doors to -

BEDROOM I
Fitted wardrobes and cupboards plus built in wardrobes, radiator and upvc double glazed window.



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

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





















BATHROOM

Walk-in shower with rainfall shower, vanity sink unit with wash hand basin and storage under, low flush wc, free standing bath with mixer tap and shower attachment, built in tv, chrome ladder style radiator and upvc double glazed window. Tiled floor and spot lights.

OUTSIDE

Front lawn, side drive for a number of vehicles and a single garage with up and over door and side personal door into the garden.

Landscaped rear garden with decked and block paved seating areas, lawn and flower beds.


ABODE


Soak
ABODE


Soak
ABODE




ABODE

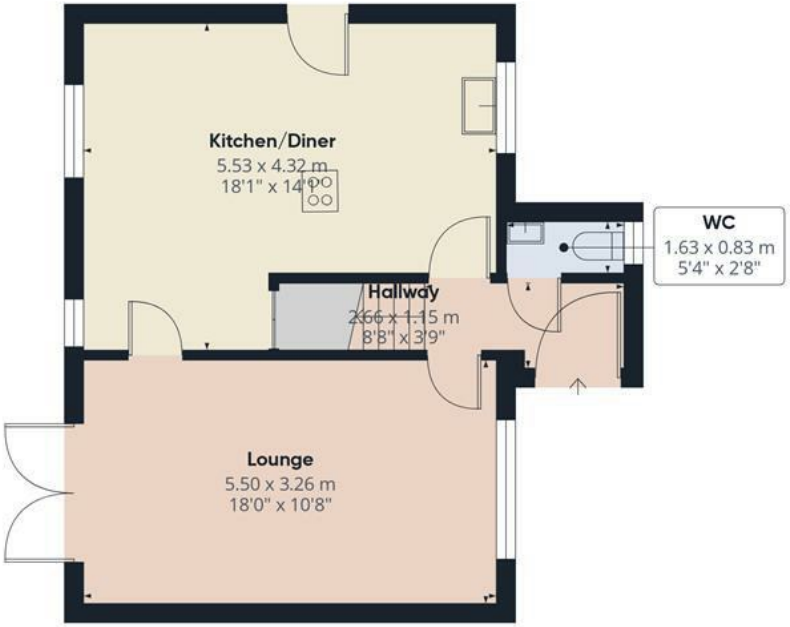

ABODE


ABODE

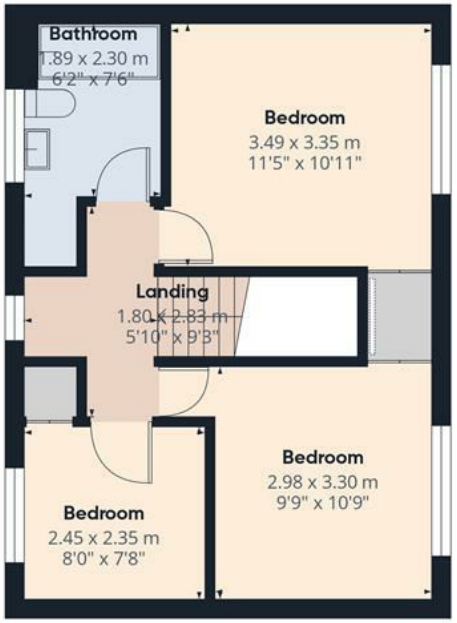

ABODE


ABODE

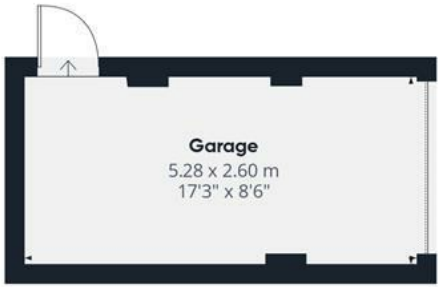




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

ABODE

Approximate total area(1)

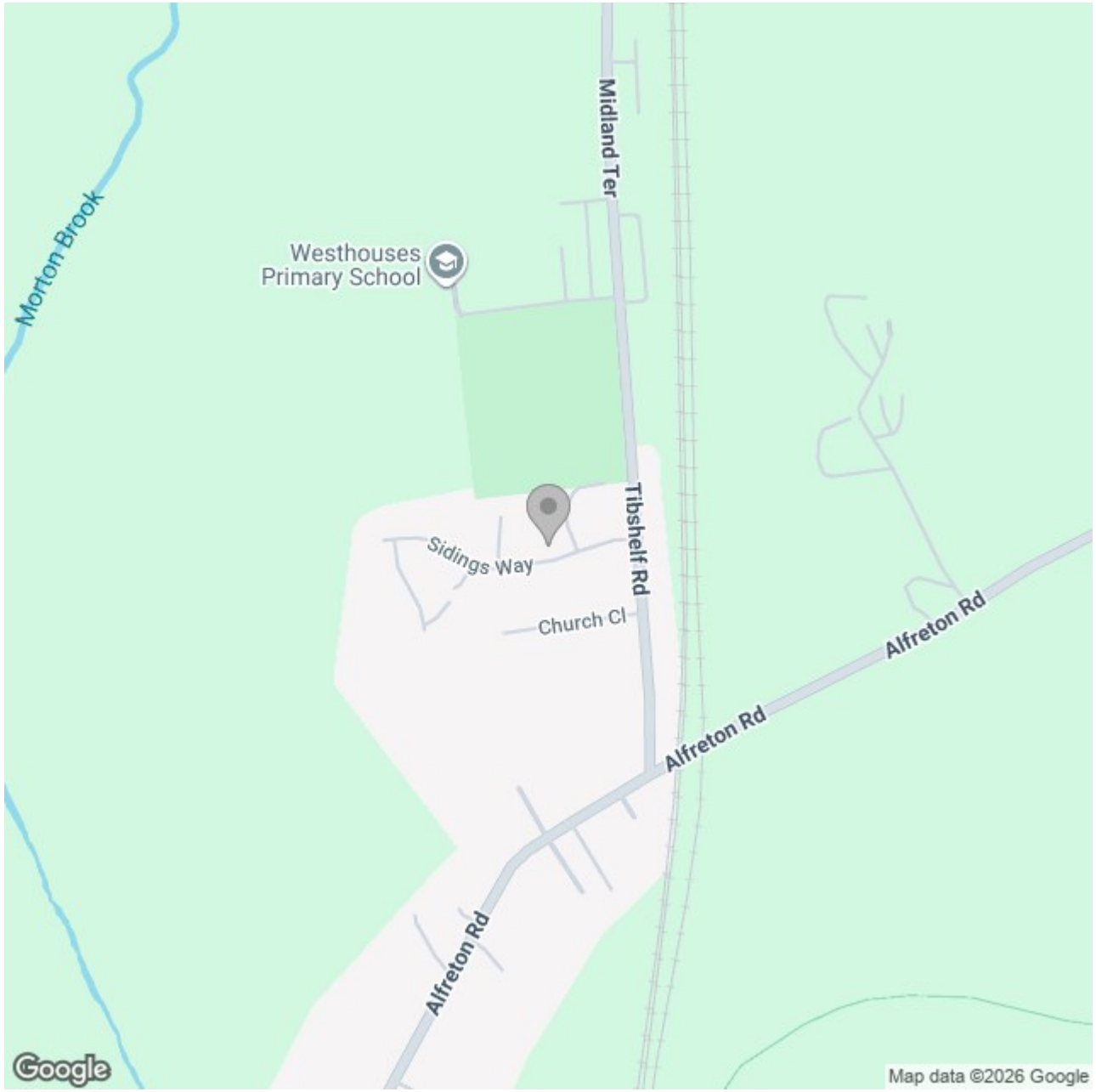
97.2 m²

1046 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	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	

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.