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SALES & LETTINGS

Glade View Drive, DE13 9TY

Asking Price £328,000



https://www.abodemidlands.co.uk







A well-presented four-bedroom detached family home situated on Glade View Drive, offering modern interiors and a practical layout throughout. The accommodation includes a welcoming entrance hallway, downstairs cloakroom, separate living room and a spacious kitchen/diner with contemporary grey cabinetry and French doors opening onto the garden. Upstairs, the principal bedroom benefits from an en-suite shower room, with three further bedrooms served by a modern family bathroom. A driveway leading to a garage and enclosed rear garden with lawn and patio completes this attractive home.

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Accommodation

Ground Floor

The entrance hallway provides a welcoming introduction, with wood-effect flooring, stairs rising to the first floor and access to the downstairs cloakroom, fitted with a WC and wash hand basin. The separate living room is finished in neutral tones and offers ample space for comfortable seating. The spacious kitchen/diner features a range of contemporary grey wall and base units, contrasting work surfaces, built-in ovens and a hob with extractor above. There is plenty of room for a family dining table, while French doors provide direct access to the rear garden, making this a sociable space for everyday living and entertaining.

First Floor

The first-floor landing provides access to four bedrooms and the family bathroom. The principal bedroom benefits from an en-suite fitted with a shower enclosure, WC, wash hand basin and heated towel rail. Three further bedrooms offer versatile accommodation for family members, guests or those requiring a home office. The family bathroom is fitted with a white suite comprising a bath with shower over and glazed screen, WC and pedestal wash hand basin, complemented by contemporary tiling and a heated towel rail.

Outside

The property has an attractive brick exterior, with planted borders and steps leading to the front entrance with a driveway to the side leading to the garage. To the rear, the enclosed garden features a paved patio adjoining the house, providing space for outdoor seating and dining, alongside a lawn and planted borders. Fencing and a retaining wall define the garden, creating a pleasant setting for relaxing and spending time outdoors.























AML Disclaimer - Burton 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 - Burton 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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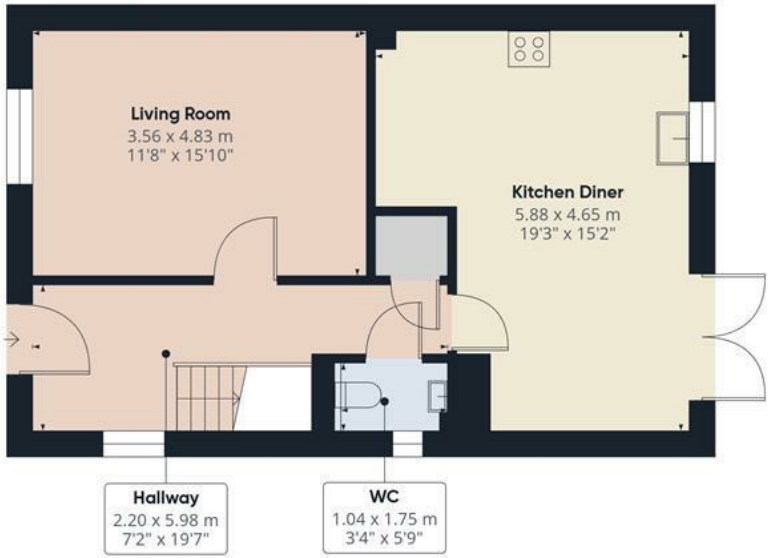



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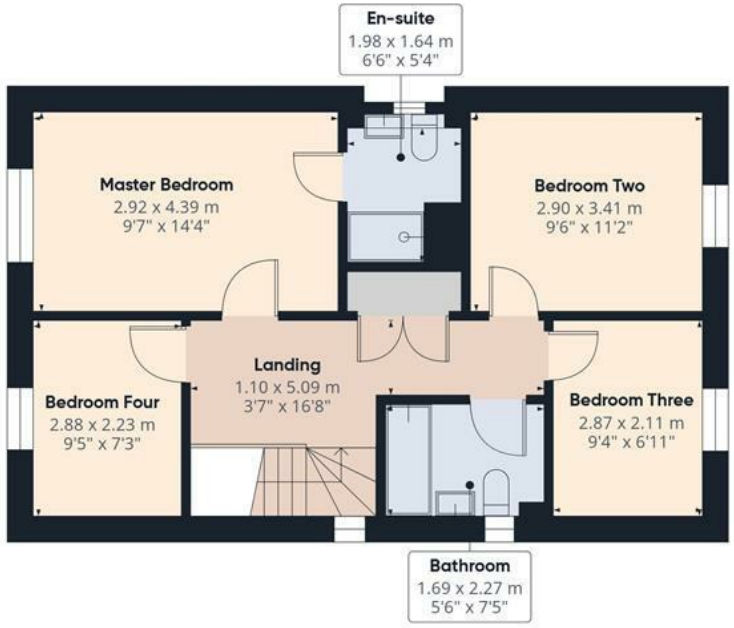








Floor 0



Floor 1



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Approximate total area(1)

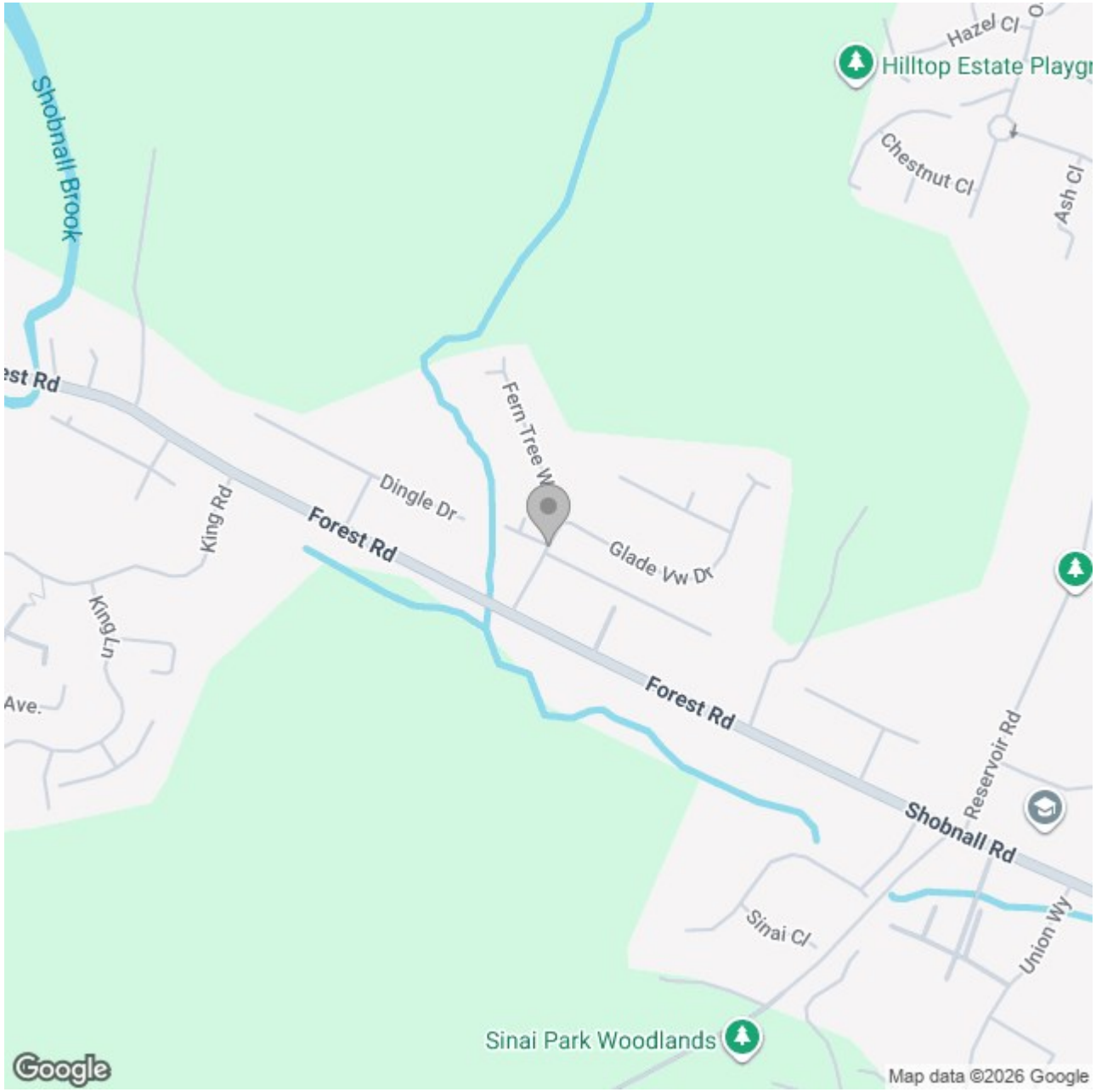
105.3 m²

1135 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		
(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.