ABODE
SALES & LETTINGS

Dunmore Drive, Kegworth, Derbyshire, DE74 2BS

£465,000



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







**** HIGH SPECIFICATION BRAND NEW CREST HOME **** FOUR DOUBLE BEDROOMS & THREE BATHROOMS **** The show home is now available to buy, this detached family home offers an entrance hall, guest cloakroom, lounge and a study. Fitted living and dining kitchen with doors onto the garden and a separate utility room. Four double bedrooms, two ensuite shower rooms and a family bathroom,. Enclosed rear garden, long drive and a single garage. AVAILABLE IMMEDIATELY

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HALL
Entrance door into the hallway with stairs to the first floor, radiator, wood affect flooring, storage cupboard and doors to -

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

LOUNGE
UPVC double glazed window to the front elevation and a radiator.

STUDY
Two UPVC double glazed windows, radiator and wood effect flooring.

LIVING & DINING KITCHEN
Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Integrated fridge freezer and dishwasher, fitted electric double oven, five ring gas hob and an extractor hood. Two radiators, wood effect flooring, UPVC double glazed window and doors onto the garden.

UTILITY ROOM
Plumbing and space for a washing machine, work surface, radiator and UPVC double glazed window.

FIRST FLOOR LANDING
Loft access, radiator and a storage cupboard.

BEDROOM I
Built-in wardrobes, radiator and UPVC double glaze window.

EN SUITE
Double shower, wash hand basin, low flush WC, ladder style radiator.



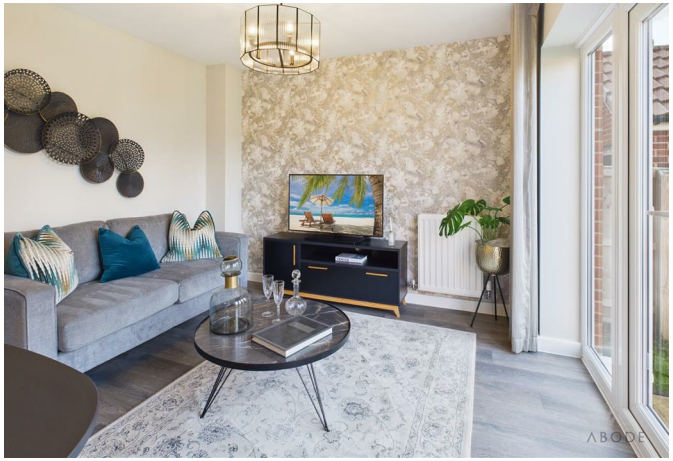
BEDROOM 2
Built-in wardrobes, radiator and UPVC double glaze window.

EN SUITE
Double shower, wash hand basin, low flush WC, ladder style radiator.

BEDROOM 3
Built-in wardrobes, radiator and UPVC double glaze window.





















BEDROOM 4

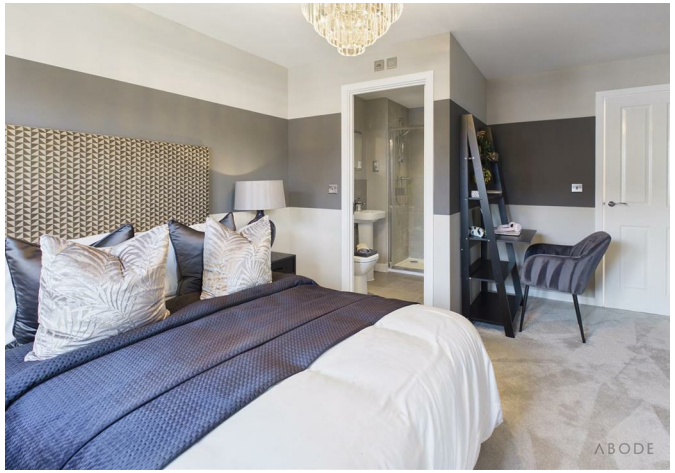
Built-in wardrobes, radiator and UPVC double glaze window.

BATHROOM

Panel enclosed bath with mixer tap and shower attachment, low flush WC, wash hand basin, ladder style radiator and a UPVC double glazed window.

OUTSIDE

Enclosed rear garden with paved patio, lawn and borders. Long drive and garage.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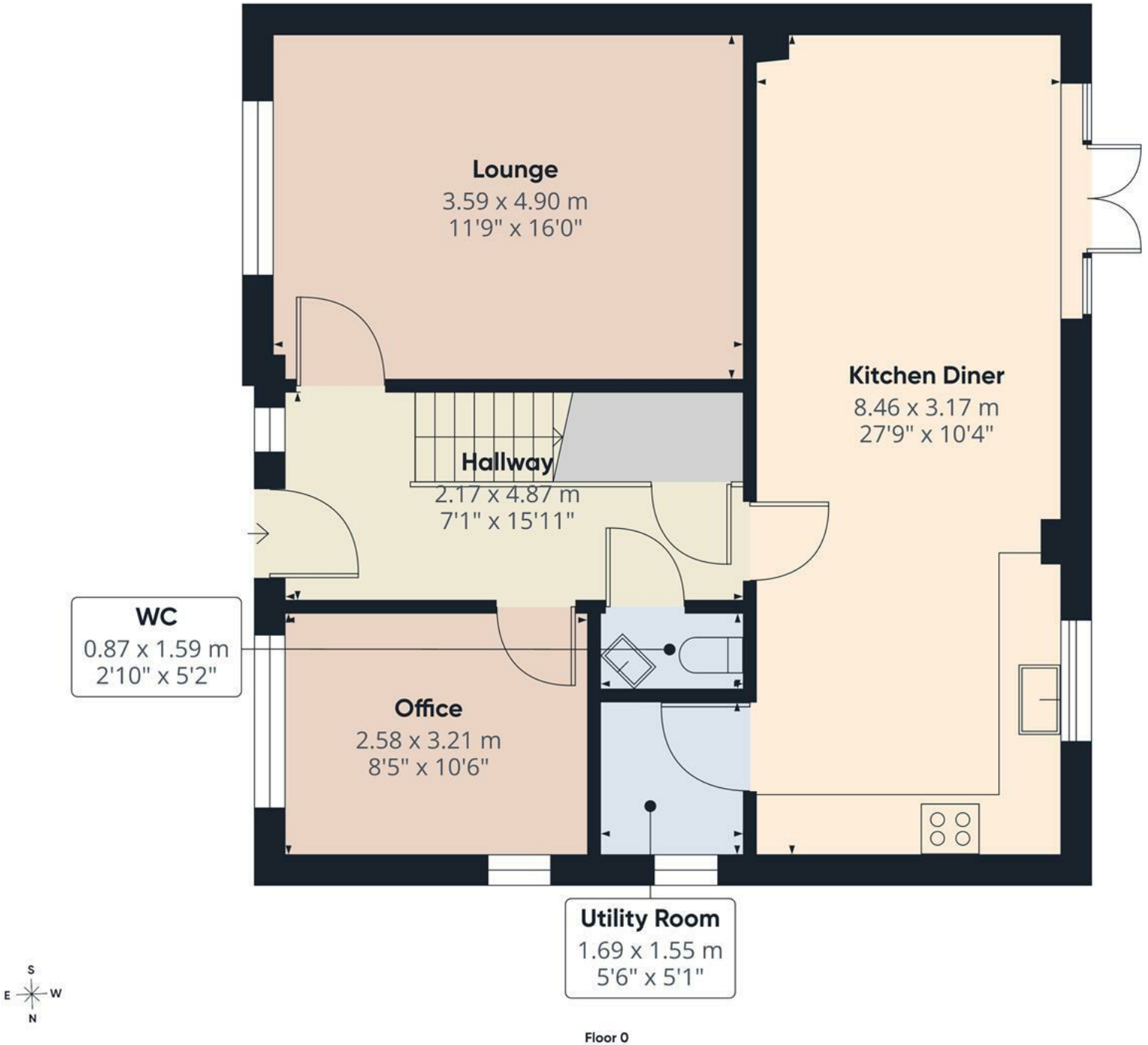

Floor 0

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Approximate total area(1)

67.3 m²

724 ft²

Reduced headroom

0.1 m²

1 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.

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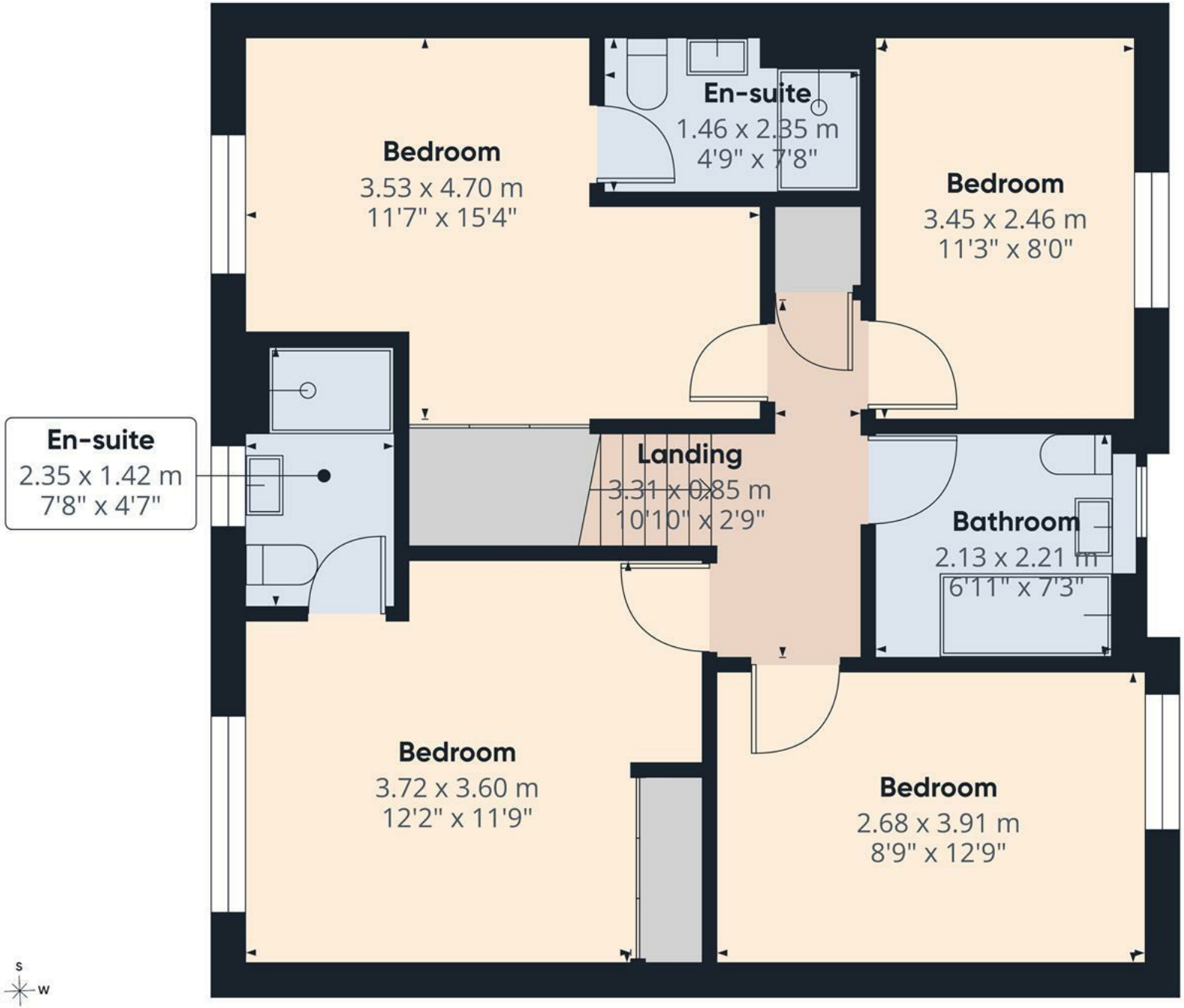

Floor 1

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Approximate total area(1)

61.8 m²

664 ft²

(1) Excluding balconies and terraces

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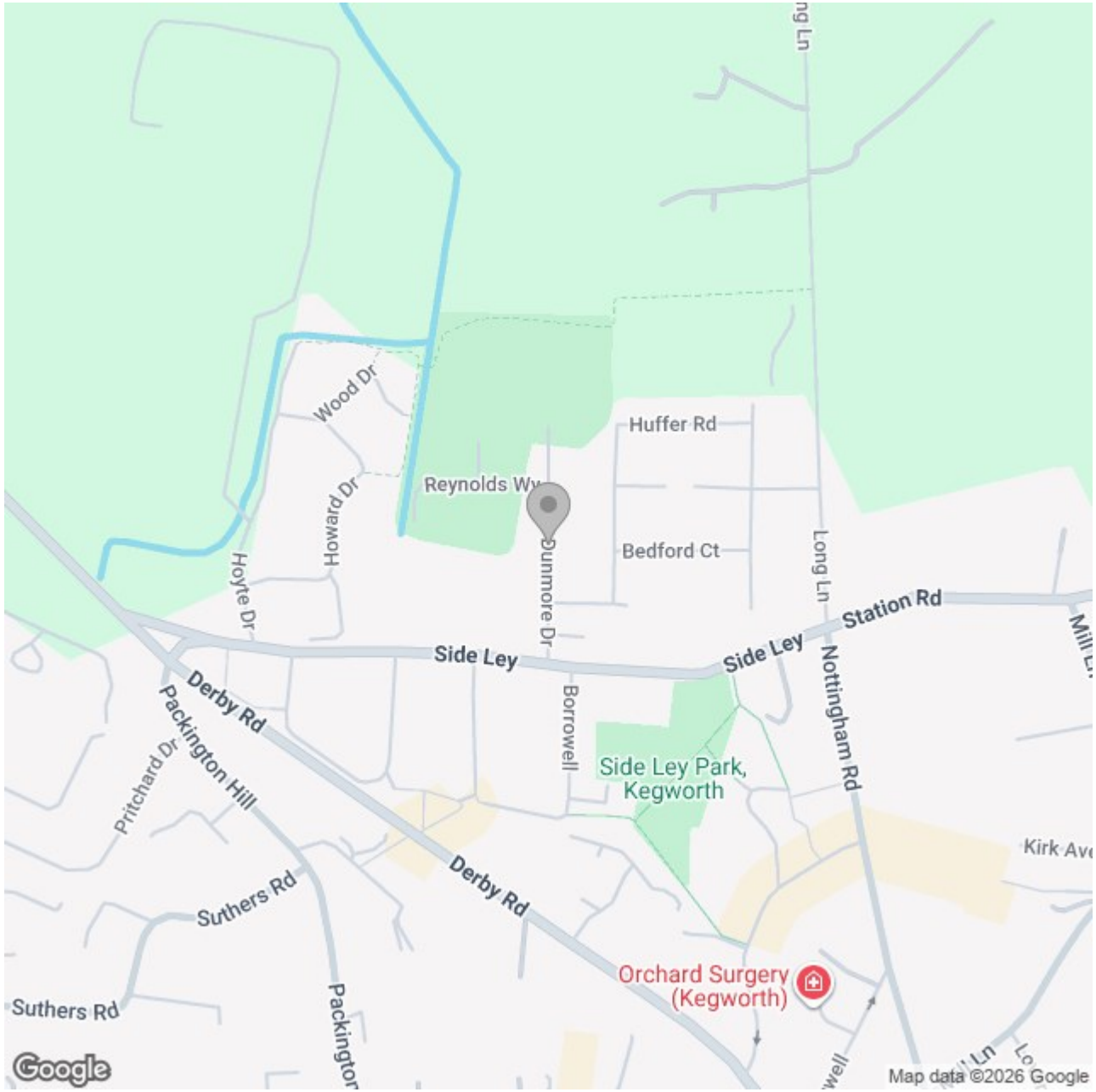

Energy Efficiency Rating

	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.