





*** SUMMER 2023 & WINTER 2023 ***

Sitting above Swadlincote town, adjacent to a golf course, you'll find a new neighbourhood of homes. Here, surrounded by the National Forest, a new community is beginning to take shape.

With views down over the town, country walks all around you and space to enjoy, this is a peaceful location away from the hustle and bustle.

There's plenty of amenities and family entertainment just down the road, with shops, places to eat out and a cinema. For sporty families that love to keep active there's a lot to enjoy including snow sports, boxing, skating, basketball and swimming. Local parks and forest trails are just waiting to be explored at weekends, with spaces to walk the dog, run and cycle.



ABODE
SALES & LETTINGS

The Epton

The Epton features all the space and elegance you could hope for. On entering the Epton you will be welcomed with a spacious hallway with access to the living room, kitchen and WC ideal for any visiting guests. The kitchen dominates the lower floor of this spacious home. A large front-facing window fills the family area with natural light, flowing into the dining portion at the opposite end of the room. In the dining area, French doors open to your rear garden, providing you with even more natural light. An elegant, bespoke kitchen with a choice of finishes and work surfaces to suit your tastes. It comes with built in appliances and your choice of flooring, further under-stair storage perfect for a pantry, as well as an additional peninsula with the opportunity to function as a breakfast bar, ideal for busy family breakfasts. In addition to your beautiful family area, this home also features a large living room on the other side of the ground floor, with a large front-facing window and a second set of French doors at the rear.

The first floor includes all bedrooms and the family bathroom. An en suite bathroom is located in the master bedroom, this bedroom also boasts a large window and built-in wardrobes. The second bedroom, has a front facing window and third bedroom is perfect for a guest bedroom and single bedroom which can be used as an office, nursery, or child's bedroom, as your family grows.

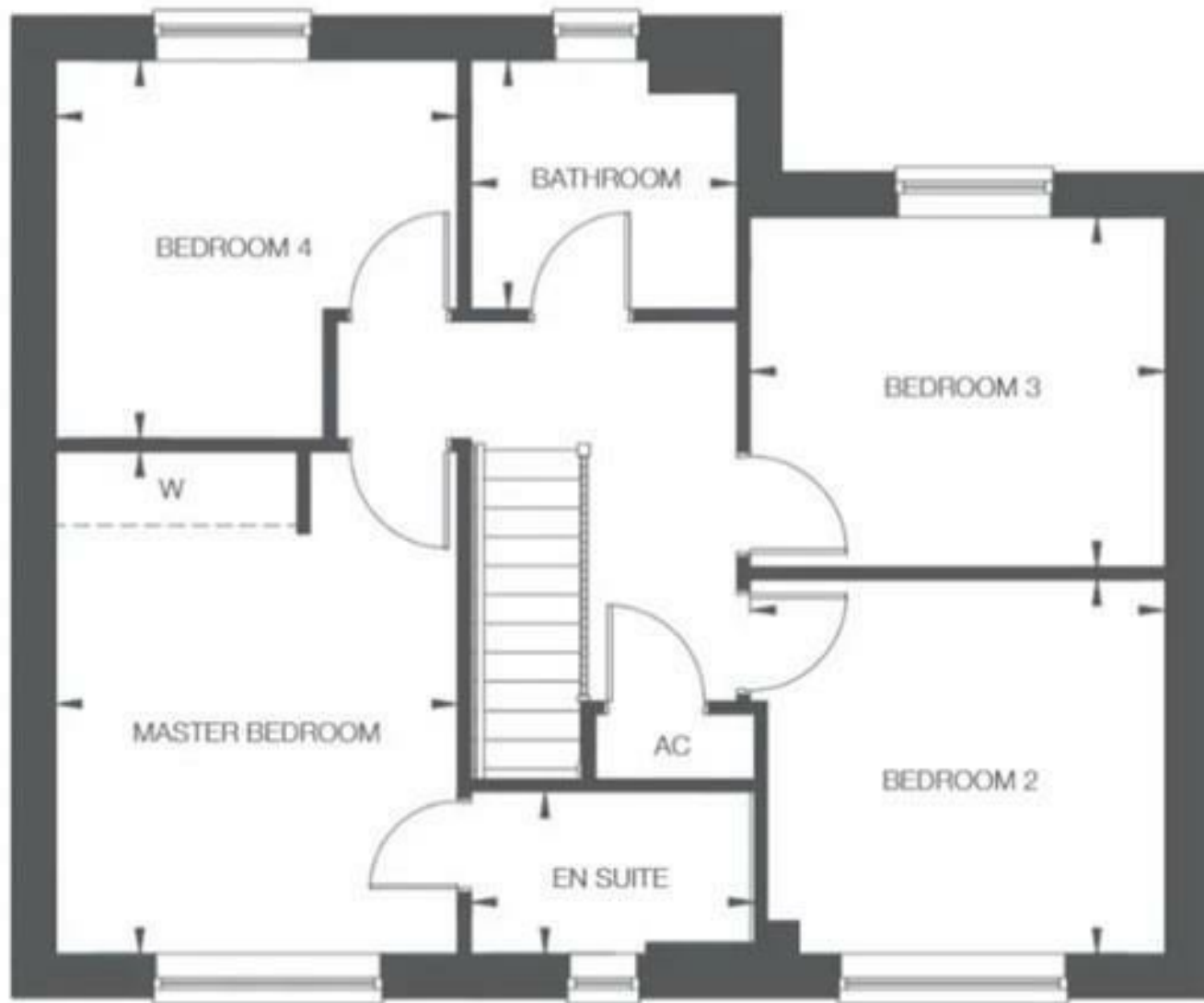
Furthermore, a 10-year warranty is included for peace of mind.

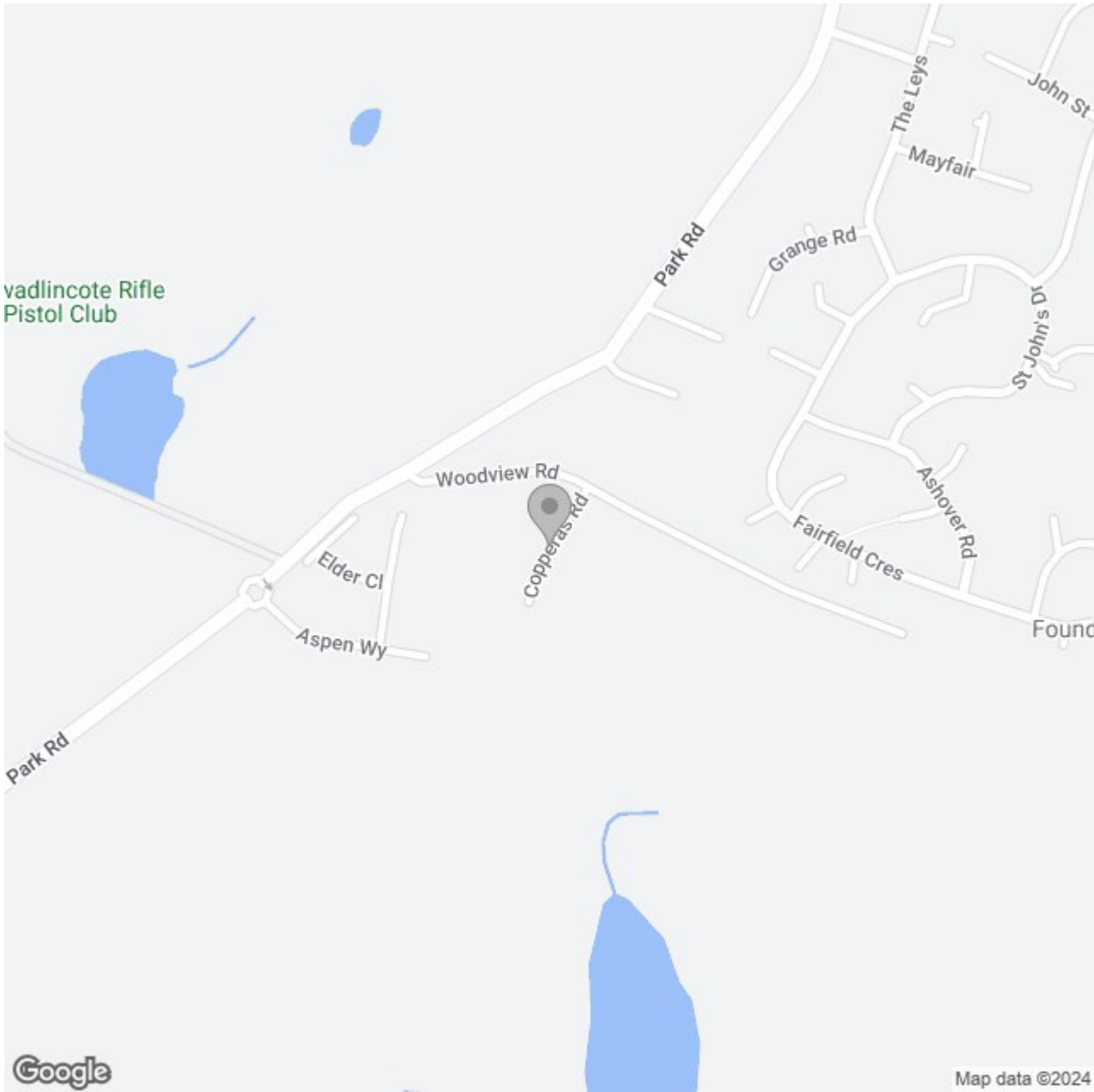


1,252 sq. ft.

Expected energy rating: B







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	