





*** 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 Ruskin

Living space flexibility and symmetry are at the forefront of the design of this family home. Starting with the perfectly portioned frontage, the central front door leads to a light hallway.

To the right is an open plan kitchen and family room stretching the length of the home, with windows at each end, creating a light and spacious room. The kitchen is designed by a British kitchen company complete with appliances and plenty of storage including a separate utility room with direct access outside. It is large enough for informal dining or a family space. There is a separate dining room which could be used as a study when working from home. On the other side of the hall is a separate living room with French doors and full height windows leading out onto the private rear garden.

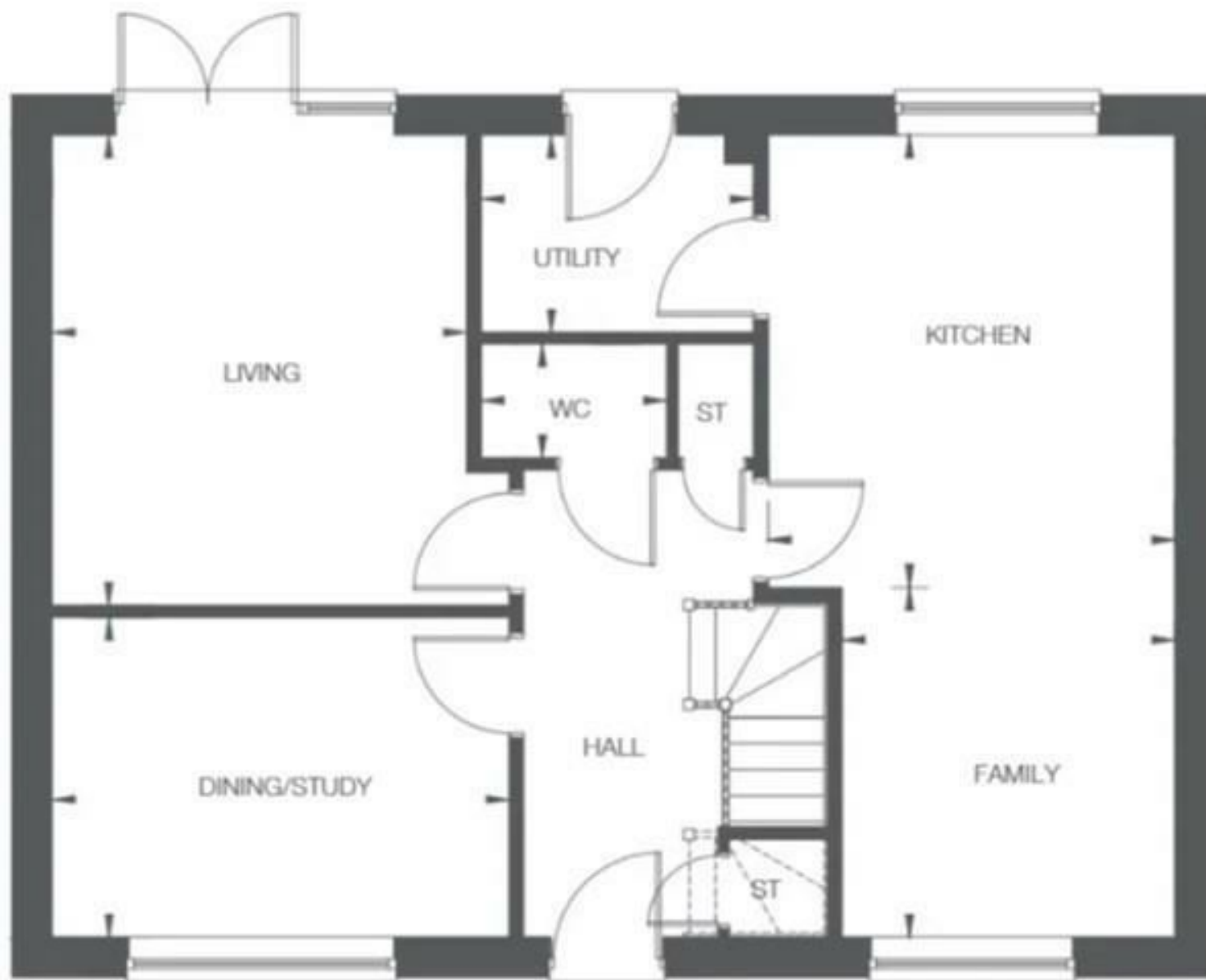
On the first floor there are four double bedrooms including a master bedroom with built-in wardrobes and an en suite, with double shower. The main bathroom and en suite have contemporary white sanitaryware and your choice of Porcelanosa tiling.

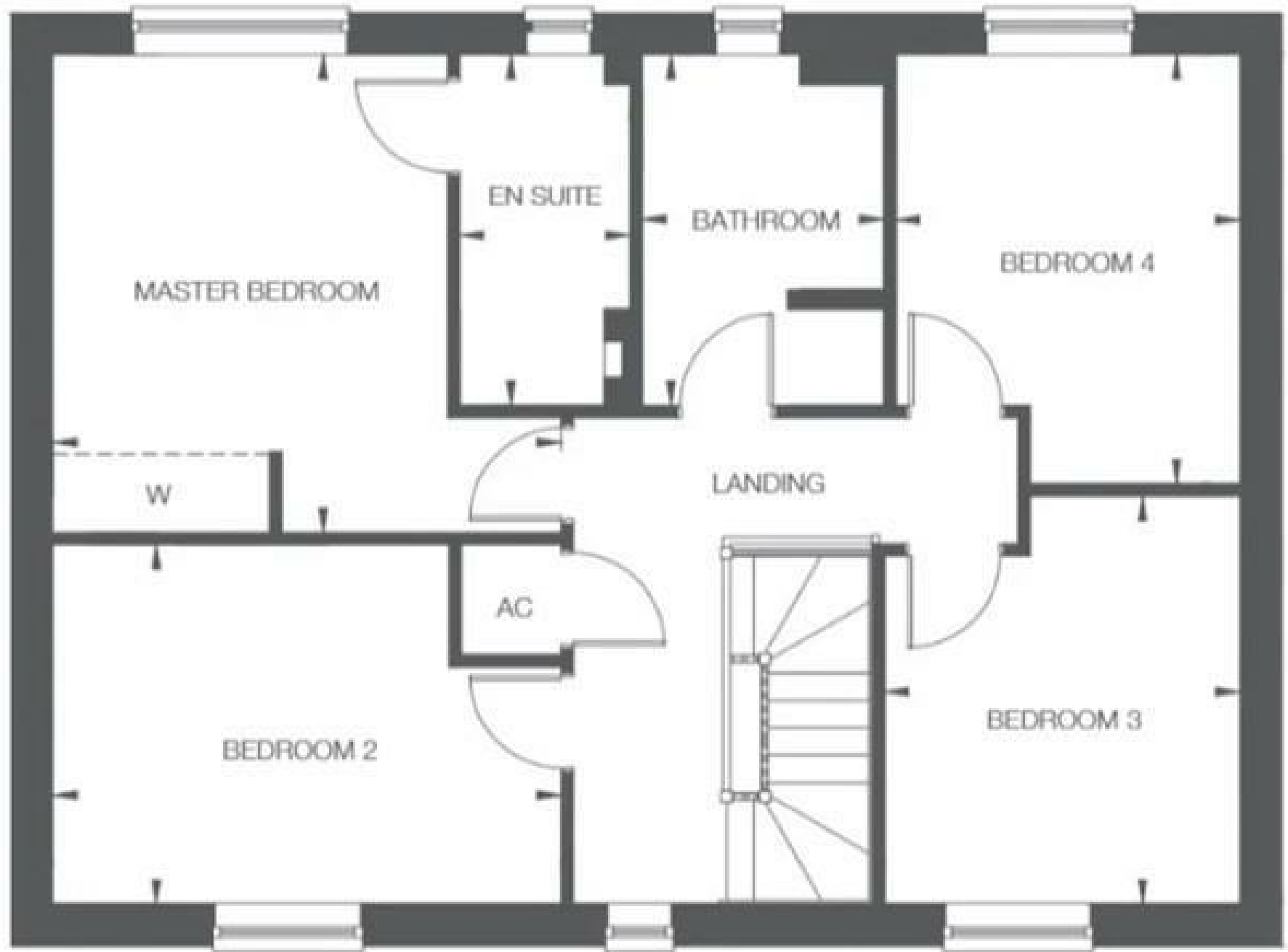
Outside, there is a private driveway with parking for two cars. Your home also comes with a 10-year warranty for added peace of mind.

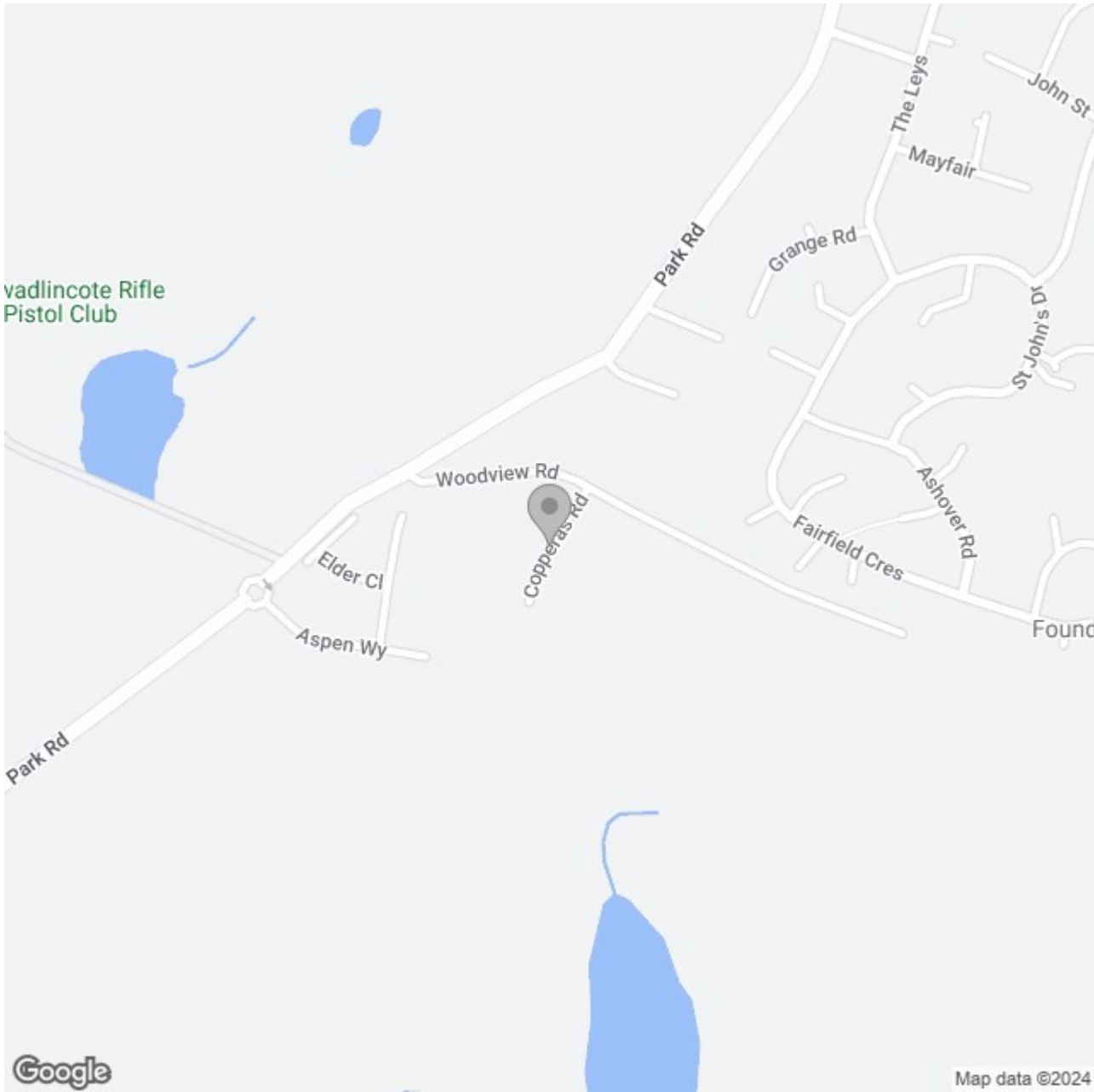
1,532 sq. ft.

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	