





*** 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 Gardener

The Gardener is designed to be flexible with spaces that work as a multi-function home. The entrance hall leads to a large and airy living room with a bay window that adds to the light and provides a nook for a reading chair or a desk. Opposite the living room is a separate study that could also become a formal dining room or a children's playroom. The rear of the home is open plan with a spacious kitchen, breakfast bar and space for either casual dining or family space. This multi-functional approach gives the greatest opportunity for your home to adapt to your changing needs. Each kitchen comes with plenty of storage and good work surfaces. The added full-height window in the kitchen adds to the light airy feel. The kitchen includes a range of premium appliances and you can choose finishes to suit your taste. Downstairs also has a separate laundry room and guest cloakroom. This home also comes with an upgraded kitchen, upgraded flooring and carpets.

Upstairs, there are four bedrooms. The master bedroom has built-in wardrobes and its own ensuite with white contemporary sanitary ware and a double shower. There are two other double bedrooms and a single bedroom. The family bathroom also has contemporary white sanitaryware with a bath and separate shower. Both offer a choice of tiling from Porcelanosa. Outside, there is a private paved driveway and single garage.

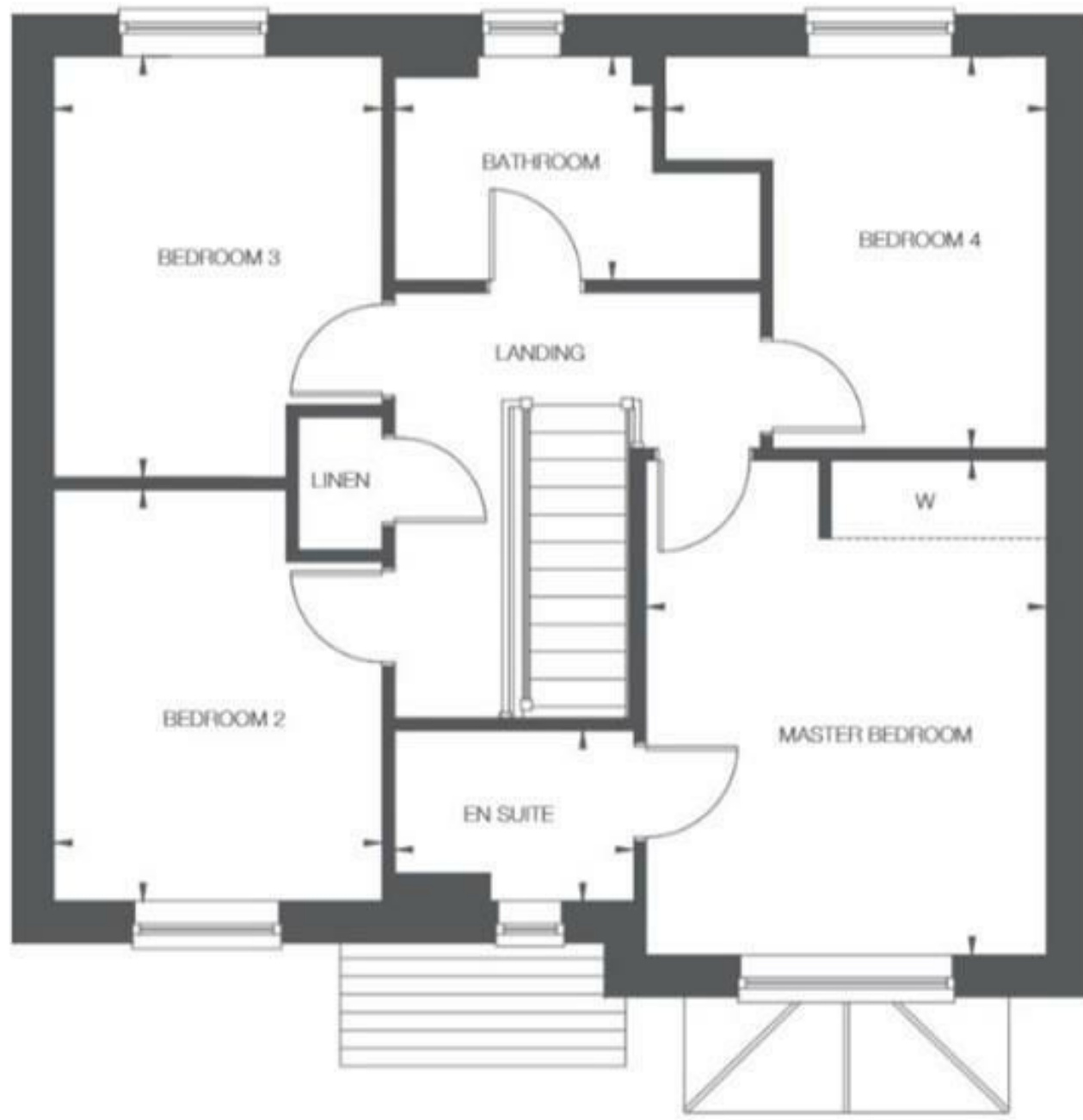
Your home also comes with an NHBC 10-year warranty for added peace of mind.

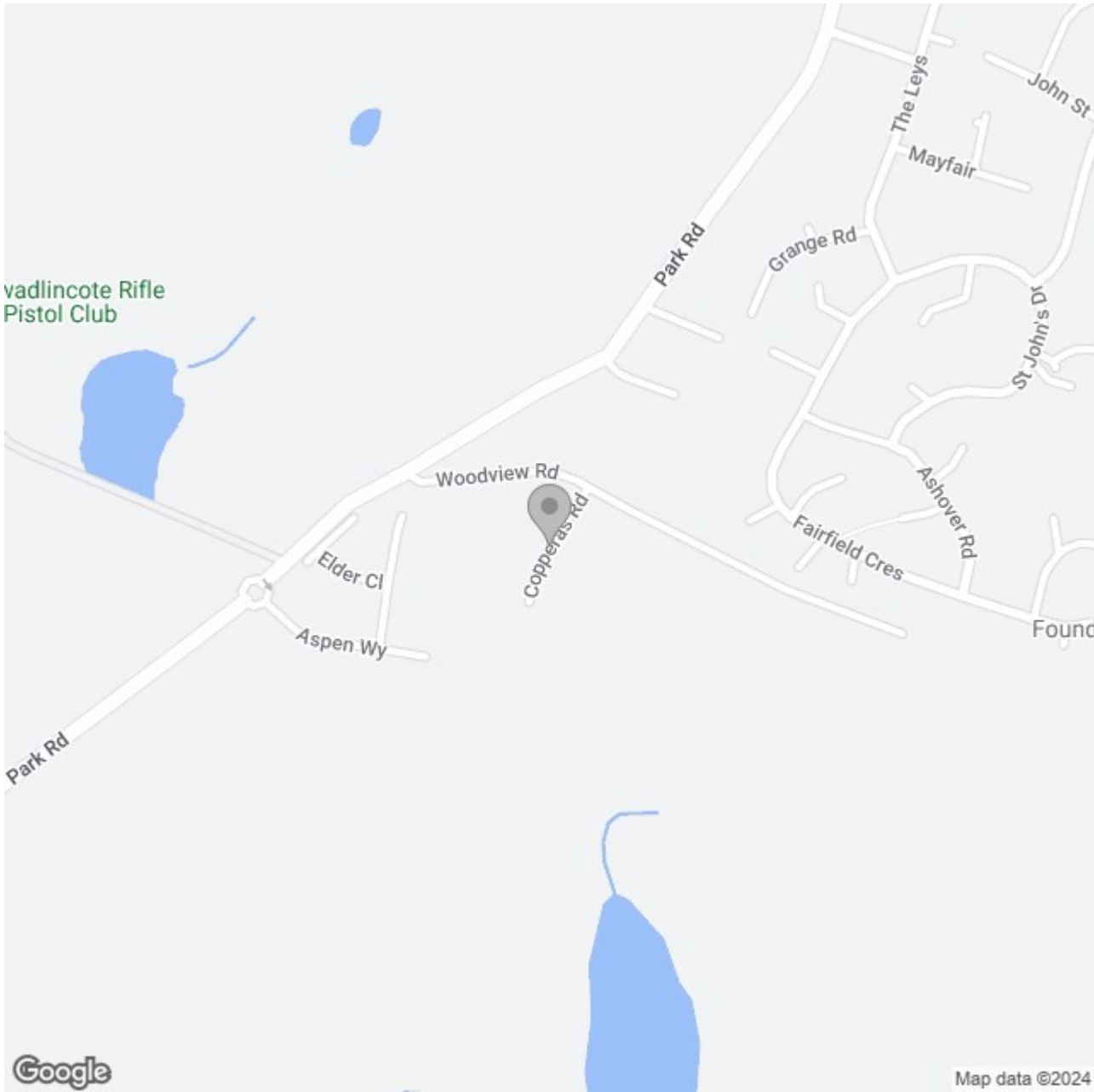
1321 sq. ft.











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	