





Plot 4 is a brand-new detached barn-style home that exudes rustic charm with modern sophistication. Designed to maximize both space and light, this linear property offers an expansive, airy living experience. The home opens into a stunning reception hallway that seamlessly transitions into a fabulous open-plan living area, ideal for modern family life and entertaining, Four bedrooms with master suite to the main bedroom, outside patio and garden area, and several parking spaces to the front with attached single carport. Viewing is by Appointment Only.



RUSTIC ELEGANCE MEETS MODERN COMFORT

Open-Plan Grandeur

- Living, Dining, Kitchen Area: The centrepiece of this home is the open-plan living, dining, and kitchen space, which boasts a high ceiling and an awe-inspiring glazed gable that fills the room with natural light. Bi-folding doors open onto a tiered patio area, creating a perfect flow between indoor and outdoor living spaces. This area is perfect for hosting gatherings, with ample room for dining and socializing against the backdrop of beautiful garden views.

Ground Floor Convenience:

Is separate utility room adds practicality, keeping the living areas free from clutter.

Two Ground Floor Bedrooms: perfect for guests or family members, serviced by a contemporary, high-specification bathroom.

First Floor Retreat

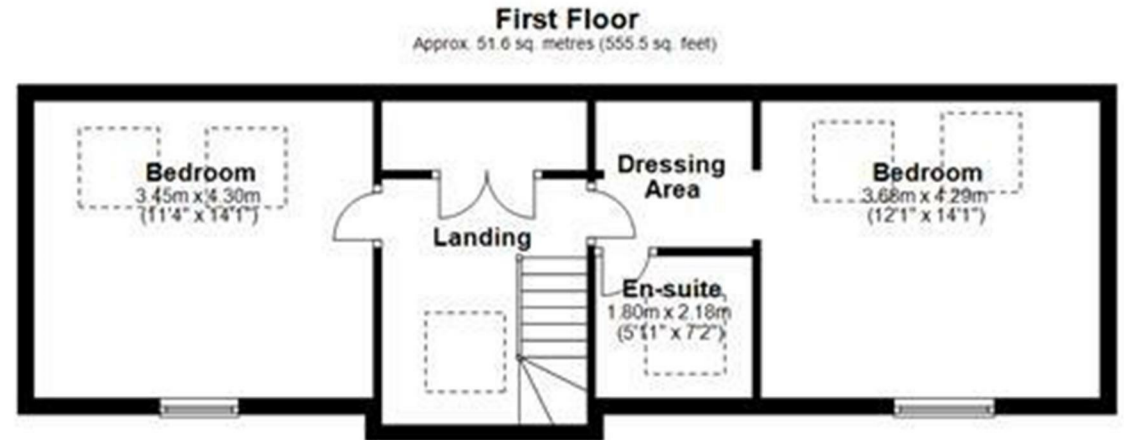
Ascending to the first floor, a galleried landing provides a striking feature and leads to two further double bedrooms. The master suite includes a spacious dressing room and a luxurious en-suite bathroom, creating a private sanctuary for relaxation and rejuvenation.

Outdoor Living at Its Finest

The exterior of Plot 4 is equally impressive, with a driveway and a convenient single carport to the side. The tiered rear garden is a masterpiece of design, offering distinct areas for relaxation and entertainment. Whether enjoying a morning coffee on the patio, hosting a summer barbecue, or simply taking in the tranquil surroundings, this garden is a versatile and inviting space that enhances the overall appeal of the property.

- Total Area: 1404

These homes are not just residences but a statement of lifestyle, each carefully designed to offer unparalleled luxury and comfort in a private, picturesque setting. They truly must be seen to be fully appreciated.



SPECIFICATION

KITCHEN:

- Modern Fitted Kitchen
- Integrated appliances
- Oven, Hob & Extractor
- Dishwasher
- Fridge/freezer
- Tiled Flooring
- Overhanging breakfast bar

BATHROOMS & EN-SUITES:

- High specification fittings in a contemporary style
- Tiled floorings
- Choices are pre determined

HEATING:

- Electric Air source central heating system
- Under floor heating to the Ground Floor and radiators to the first floor
- Individual thermostat controls (app available)

EXTERNAL FINISHES:

- Driveway section into Carport.
- Finished in a traditional style reclaimed effect brick.
- Staffordshire Blue style roof.
- Traditional window fittings and Velux
- Paved Paths and semi circular rear patio
- Fenced Rear Garden

NOTE

Note to buyers: This is an active and busy development and buyers are advised to make viewing appointments strictly via the agent in the interests of health and safety on site. Thankyou.

MEASUREMENTS

Hallway 16'10" x 10'6"

Open Plan Living/Dining Kitchen 27'2" x 16'4"

Utility 7'5"x 5'6"

Bathroom 8'4" x 5'9"

Bedroom 8'10" x 6'7"

Bedroom 10'2" x 16'6"

Landing 9'3" x 7'5"

Bedroom 12'1" x 14'1"

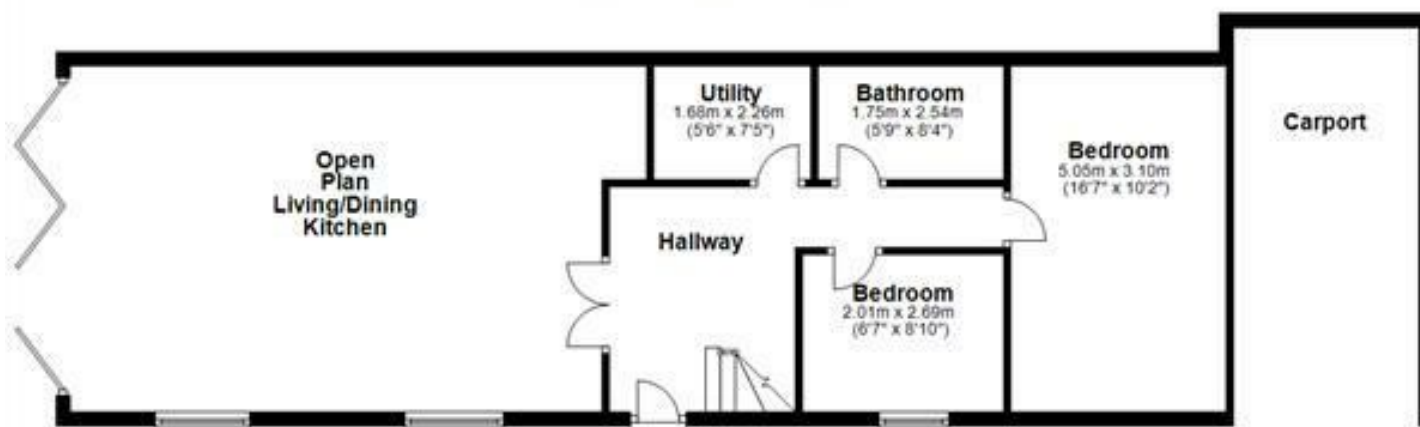
Dressing Room 7'2" x 7'7"

Bathroom 7'2" x 5'11"

Bedroom 11'4" x 14'1"

Ground Floor

Approx. 96.2 sq. metres (1035.4 sq. feet)

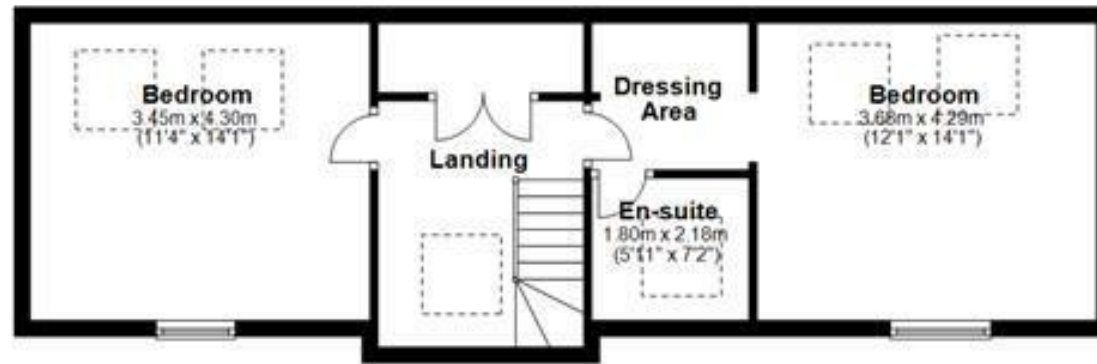


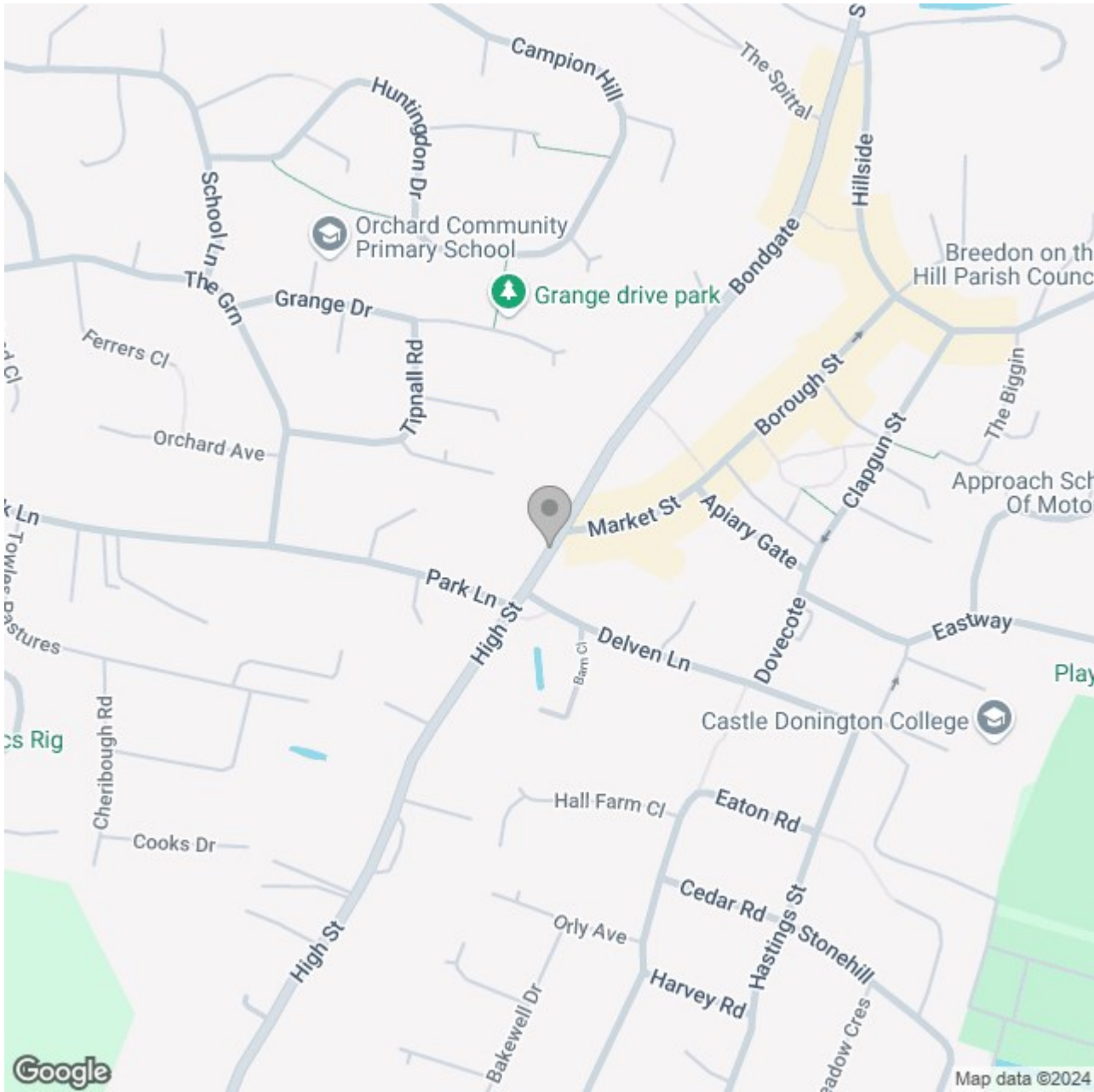
Total area: approx. 147.8 sq. metres (1590.9 sq. feet)

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxeter-Ashbourne
Plan produced using PlanUp.

First Floor

Approx. 51.6 sq. metres (555.5 sq. feet)





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 