





\*\*\*\* EXCLUSIVE DEVELOPMENT OF 4 LUXURY HOMES \*\*\*\* HIGH SPECIFICATION \*\*\*\* Abode are delighted to be working with Chevin homes on this bespoke development in Castle Donington.

- Spacious individual four bedroom detached property
- High specification throughout as standard
- Incredible open plan living dining kitchen with dual aspect sliding / bi-fold doors
  - Family room with sliding / bi-fold doors
  - Separate formal living room and study
    - Utility room
  - Granite work surfaces with integrated branded appliances
- Four generous bedrooms with master en-suite
  - Four piece family bathroom
- Small exclusive development of just four stylish properties
- High specification throughout as standard
  - Garage and off-road parking
  - Structural warranty



## SPECIFICATION

6 Year Architect certificate

### Externals

Composite front entrance door with multipoint locking system

Aluminium windows

Block paved driveway with low level lighting

Slabbed pathways and patio area

Turfed rear gardens

Outside tap & power supply

### Internal Finish

Underfloor heating to ground floor

Modern internal doors with brushed chrome furniture

Staircase where applicable with oak newel post and handrails

with feature glass infills

7" skirting with architraves finished in satin white

Walls & ceilings finished in emulsion from the Chevin range

Combination boiler to all homes

Electric fire with feature surround to Living Room, available from the Chevin range to all homes.

### Kitchens

Kitchen units, quartz worktops and splashbacks, available from

the Chevin range with under cupboard lighting

Integrated oven and microwave

Induction hob with extractor hood and splashback

Integrated dishwasher & fridge freezer

Integrated water boiling & filtered tap

Utility with plumbing and power supply for appliances

Wine cooler

### HALL



CLOAKROOM

LOUNGE

OPEN PLAN DINING KITCHEN

FAMILY ROOM

STUDY

UTILITY ROOM

FIRST FLOOR LANDING



BEDROOM 1

EN SUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

GARAGE



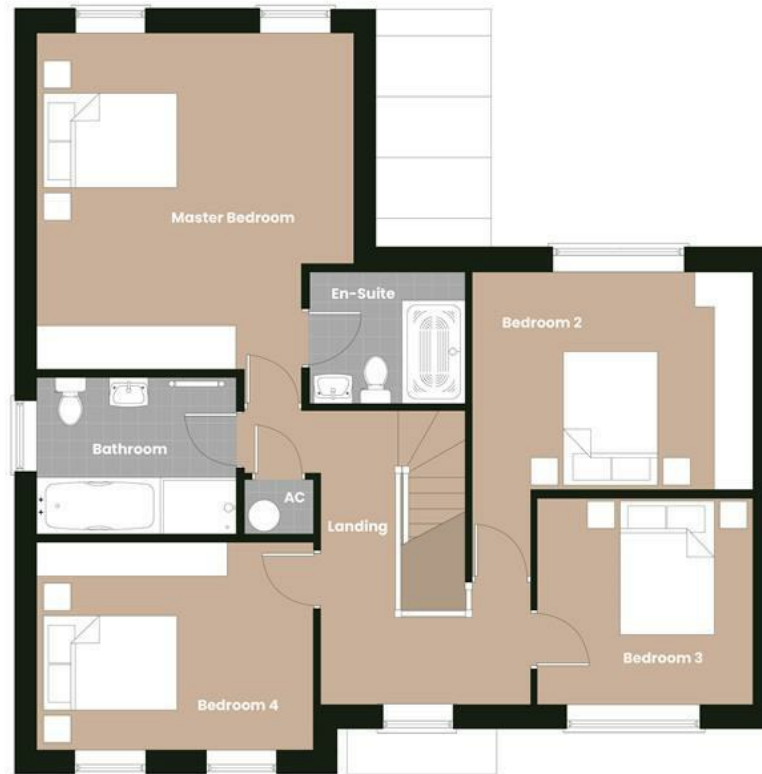




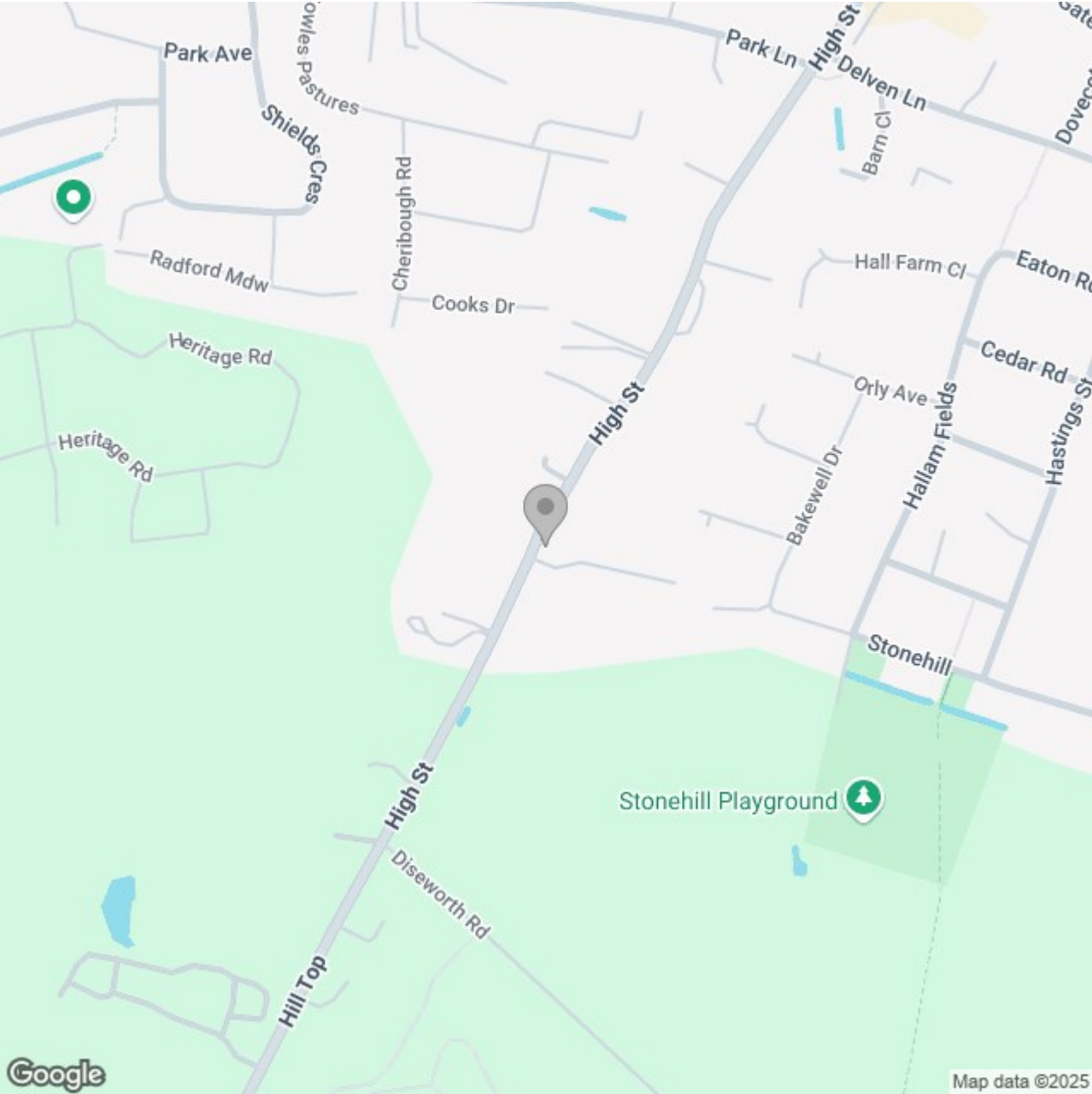




Ground Floor Plan - Plot 3



First Floor Plan - Plot 3



### Energy Efficiency Rating

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

England & Wales

EU Directive 2002/91/EC