







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

- Attractive four bedroom detached property
- High specification throughout as standard
- Stunning open plan living dining kitchen with dual aspect sliding / bi-fold doors
- Separate living room with sliding / bi-fold doors
  - Utility and useful boot room with storage
  - Granite work surfaces with integrated branded appliances
- Four generous bedrooms with master en-suite
  - 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

### UTILITY ROOM

### FIRST FLOOR LANDING

### BEDROOM I



EN SUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

GARAGE











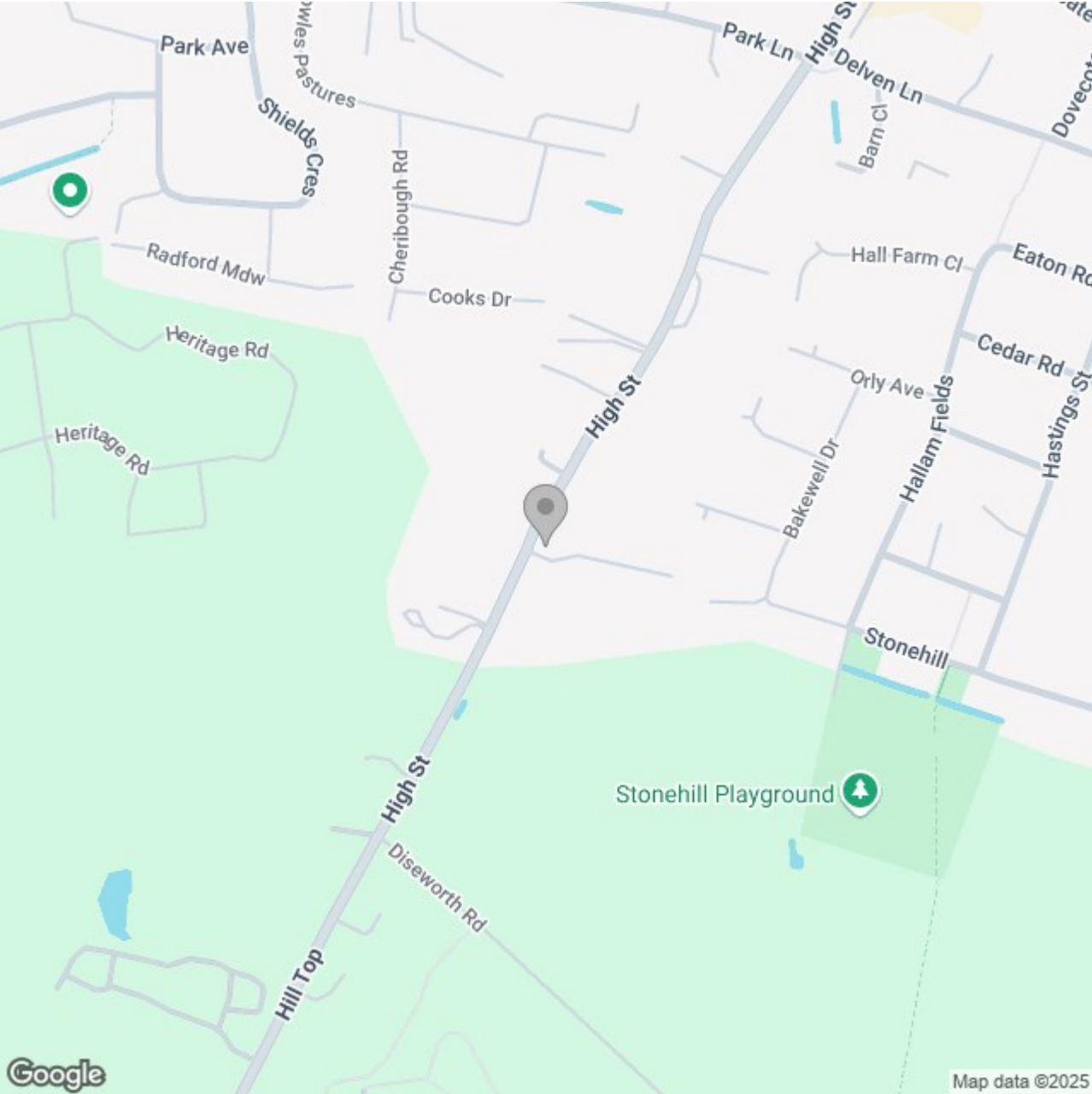


Ground Floor Plan - Plot 2



First Floor Plan - Plot 2





### 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