







An exclusive collection of six thoughtfully designed detached bungalows built by Abode New Homes Ltd. This cluster of detached bungalows is situated in the desirable village of Findern.

Plot 6 is an impressive three bedroom detached bungalow with solar and gas central heating. The property will come with a 10 year warranty.

Set within a peaceful cul-de-sac, the development offers a retreat while remaining well-connected to local amenities, nearby countryside walks, and excellent transport links.

Generous gardens, private driveways, and stylish interiors make these homes ideal for down sizers.





## Specification:

### Kitchens

- Contemporary fitted kitchens with a choice of finishes (subject to build stage)
- Quartz worktops with matching up stands
- Integrated oven, hob, and extractor
- Integrated fridge freezer, dishwasher, and space for washing machine

### Bathrooms & En-suites

- Stylish white sanitaryware with chrome fittings
- Thermostatic showers
- Part-tiled walls and tiled splashbacks
- Heated towel rails

### Interiors

- White emulsion to walls and ceilings
- Modern white panel internal doors with chrome handles
- Energy-efficient LED lighting throughout
- Gas central heating with high-efficiency boiler

### Exteriors

- Attractive brick and tile elevations
- UPVC double glazed windows and doors
- Turfed gardens to front and rear
- Paved patio area and pathways in Indian Sandstone
- Private block paved driveways with parking for two vehicles
- Solar panels and hybrid battery system

### Additional Features

- 10-year structural warranty
- High levels of insulation for energy efficiency
- Optional extras available depending on build stage

Solar: Fully fitted solar energy system with a 5kwh battery.

### 10 YEAR WARRANTY

Our standard residential warranty, also known as Latent Defect Insurance, is a 10 year policy for new builds, renovations and retrospective cover.

## HALL

LOUNGE  
11'2 x 11'9

KITCHEN DINER  
15'6 x 13'



BEDROOM 1  
10'7 x 9'9

EN SUITE  
7'2 x 3'7

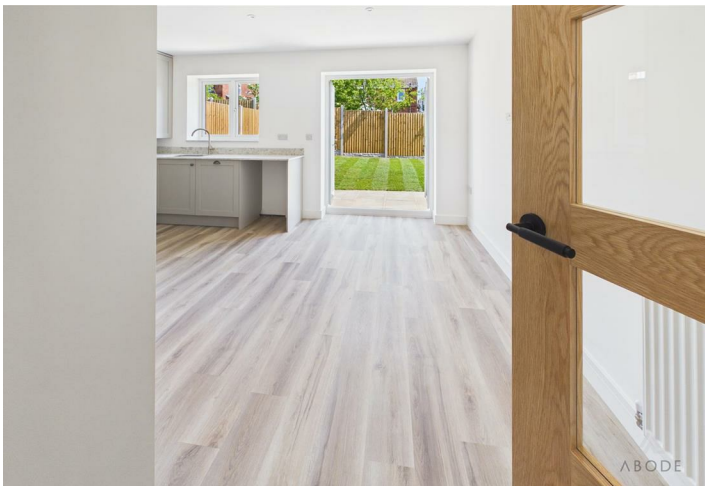
BEDROOM 2  
8'2 x 10'4

BEDROOM 3  
8'3 x 8'6

BATHROOM  
7'6 x 5'6

DISCLAIMER







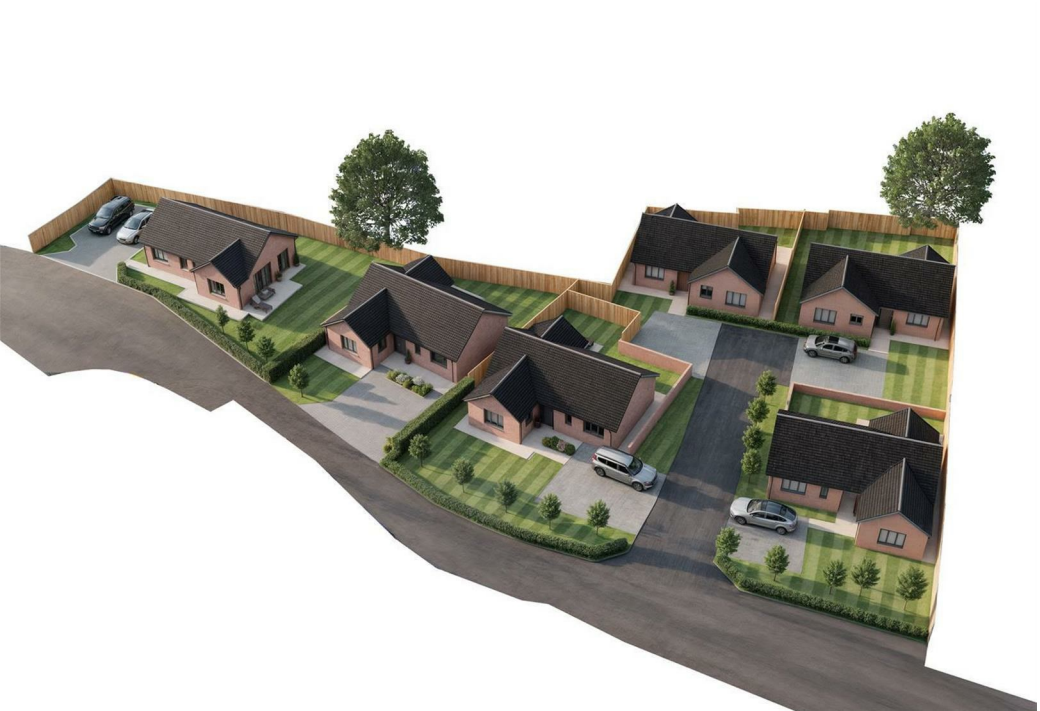


Abode Midlands Limited would like to disclose that the owner of this property is an employee of Abode Midlands Limited. Details available on request.











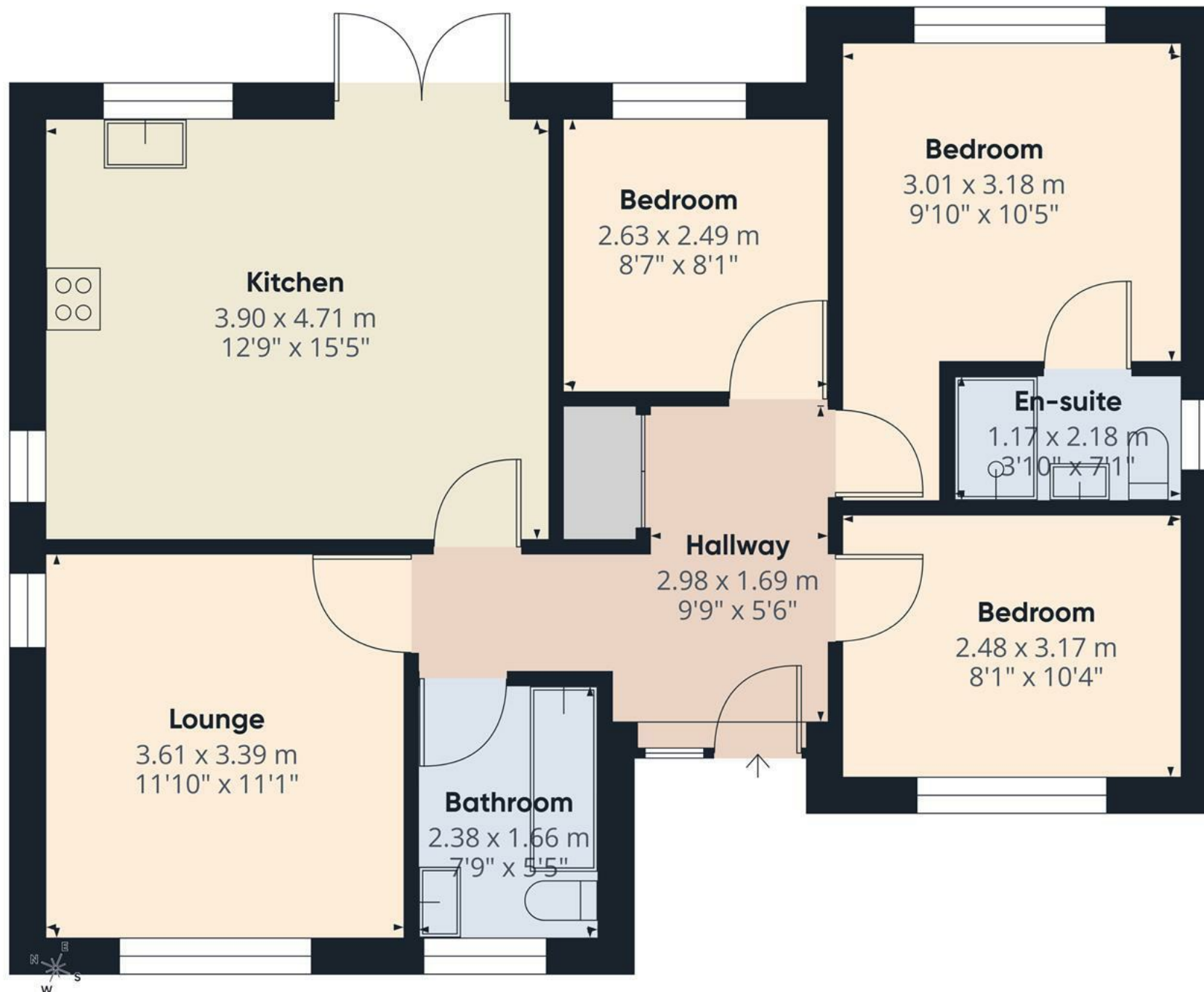












Approximate total area<sup>(1)</sup>

71.6 m<sup>2</sup>

771 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









### 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 |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |