



Eden

HÄUSER

**The Eden - Plot 6 Bluebell Meadows, Off Wesley Avenue
Netherthong HD9 3UL**



welcome to

The Eden - Plot 6 Bluebell Meadows, Off Wesley Avenue Netherthong

FLOORING PACKAGE INCLUDED FOR EARLY RESERVATION. Only one of this house type with private gated driveway and double detached garage set in the desirable village of Netherthong. **Open day 12th July 11am-2pm**

Eco Package Option

Hauser's commitment to environmentally conscious design and construction can be provided further eco-conscious homebuyers seeking to minimise their carbon footprint without compromising on quality or style.

The eco-friendly package includes a range of sustainable features and materials to minimise the environmental impact. For the kitchens, we have sourced recycled cabinetry made from recycled and reclaimed wood. The bathrooms feature water-efficient fixtures, low-flow toilets, and tiles composed of recycled content. Throughout low-VOC, odor-free paints that are free of harmful chemicals, providing a healthier indoor environment for residents are used. These eco-friendly choices not only reduce waste and conserve natural resources, but also contribute to the long-term energy efficiency and overall sustainability of your home. A battery storage system for the PV Solar panels, allowing you to store energy generated during the day for use at night is also part of our full Eco package.

This is a complete package which will incur additional charge

Green Deal Mortgages

Green Deal mortgages, offered by numerous major lenders, provide financial incentives and reduced mortgage rates for homeowners investing in EPC A-rated homes.

Peace Of Mind

All our homes come with a 10-year building warranty provided by International Construction Warranties (ICW). Adhering to the Consumer Code ensures that Hauser homes covered by an ICW

Warranty are built to the highest quality standards. This not only assures our purchasers of quality construction but also guarantees the right level of customer service post-move-in.

Tenure

Houses- Our houses are sold as freehold properties. This ensures that you won't encounter increasing ground rents each year.

Garage

19' 6" x 19' 6" (5.94m x 5.94m)

Dining Kitchen

30' 5" x 14' 10" (9.27m x 4.52m)

Living Room

13' 1" x 17' 7" (3.99m x 5.36m)

Snug

9' 5" x 44' 4" (2.87m x 13.51m)

Study

6' 8" x 10' 1" (2.03m x 3.07m)

Bedroom One

9' 5" x 12' 7" (2.87m x 3.84m)

Ensuite

7' 8" x 9' 5" (2.34m x 2.87m)

Dressing Room

9' 5" x 5' 2" (2.87m x 1.57m)

Bedroom Two

8' 5" x 13' 1" (2.57m x 3.99m)

The Eden Ground Floor

Nestled within its own private drive at the heart of this exclusive development, Eden is an exquisite five-bedroom family home that seamlessly blends contemporary luxury with sustainable living. Boasting an expansive plot and a separate double garage, this property is designed to offer space, style, and comfort in equal measure.

As you approach Eden, its natural stone façade



exudes timeless elegance, setting the tone for the exceptional design within. Step through the striking contemporary atrium entranceway, where natural light cascades through the space, creating a warm and inviting atmosphere. The galleried landing, complete with an oak handrail and base rail staircase with painted spindles, adds a touch of grandeur to this breathtaking home.

Designed for modern family life, the heart of Eden is its large open-plan kitchen/dining area, where high-end finishes meet everyday practicality. Homeowners can select from a vast choice of premium kitchen designs, each featuring solid worktops and a central island. The seamless indoor-outdoor connection is made possible by bi-fold doors that open onto the generous rear garden-perfect for entertaining or simply enjoying peaceful surroundings.

A separate snug or study room provides a tranquil retreat, whether for relaxation or working from home.

The Eden Second Floor

Upstairs, the stunning galleried landing leads to four double bedrooms and a fifth single bedroom, offering ample space for family and guests. The master suite is a true sanctuary, featuring a dedicated dressing room and a luxurious en-suite. Bathrooms throughout the home are designed with a contemporary touch, featuring half-height tiling with a choice of finishes and floor tiling for a sleek, sophisticated look.

Eden is not just beautiful-it's also built for a sustainable future. This EPC A-rated property incorporates Kelda showers, reducing water usage by an impressive 55%, along with an advanced wastewater recovery system and photovoltaic panels (PV) for enhanced energy efficiency. These eco-conscious features make Eden as practical as it is luxurious, reducing environmental impact while

lowering household bills.

Offering a blend of contemporary design, outstanding craftsmanship, and sustainable innovation, Plot 6 - Eden is a truly exceptional family home. With its private setting, generous plot, and high-specification finishes throughout, this property is the perfect choice for those seeking style, comfort, and long-term efficiency.

Don't miss the opportunity to make Eden your forever home-contact us today for more details or to arrange a viewing.

Bespoke Design Options

No two properties at Hauser are alike. We provide every buyer with an extensive selection of exquisite choices, from cutting-edge kitchens by local suppliers to premium ceramics for luxurious bathrooms. While our options are abundant, we are not confined by limitations and strive to realise our homeowners' visions whenever possible, independently sourcing materials to transform your house into your dream home. Our unique design service offers buyers access to an interior design with our in-house designer, allowing exploration of internal designs and selection of options.

For environmentally conscious homeowners, we offer a comprehensive Green option package featuring sustainably sourced kitchens, bathrooms, and wall coverings.

Eco Features

Hauser Homes proudly hold A-rated Energy Performance Certificates, ensuring not only increased energy efficiency for our homeowners but also a significant contribution to lowering carbon footprints and shaping a more sustainable future.

This plot contains the following features:

Timber frame construction

High level of airtightness

Installation of PV solar panels

dMev ventilation

Triple-glazed windows for enhanced insulation

Electric vehicle (EV) car chargers to accommodate lifestyle changes

Exceptional insulation for improved energy conservation

Low energy LED light fittings for energy-efficient lighting

Waste Water Heat Recovery System (WWHR)*

Dual flush toilets to minimize water consumption with RimLS+ flush technology

Vanity Units –Sustainably sourced wood

Kelda's shower with Air-Powered Technology

Hedgehog Housing

Water Butt

Swift box

Kitchen Specification

Hauser have carefully designed stylish and contemporary kitchens in every one of our homes. Finishing touches in the under-cupboard lighting and recessed lighting throughout and a breakfast bar as standard gives every kitchen a wow factor. There is a vast choice of fitted kitchen units and solid work tops with upstand for home buyers to customise their home, giving your home a personal touch. The property has a double electric oven and extractor fan, stainless steel splashback, gas hob and integrated dishwasher, Fridge freezer and wine cooler.

Bathroom Specification

The contemporary bathroom in this executive home features a range of high-quality, energy-efficient fixtures and finishes. Fitted with Ideal Standard I-Life sanitaryware includes innovative RimLS+ flush technology and dual flush option to minimize water consumption, providing both modern luxury and sustainability.



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The Eden - Plot 6 Bluebell Meadows, Off Wesley Avenue Netherthong

- Private Gated Driveway & Detached Double Garage
- Incentives Available
- West Facing Garden
- **Open day 12th July 11am-2pm**
- EPC RATED A - (Green Deal Mortgage Approved)

Tenure: Freehold EPC Rating: Exempt

£780,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF108375 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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