



NEW HOUSE FARM  
MICKLEOVER

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# THE WILLOW

Luxury Three Bedroom Bungalow

PLOT 12



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PLOT 12

# THE WILLOW

Darwen Close, Mickleover, Derby, DE3 0AD

## PLOT INFORMATION



- Highly individual detached bungalow
- Small exclusive development
- Open plan kitchen lounge diner with quartz work surfaces, branded appliances and boiling tap
- Separate utility
- Master bedroom with ensuite
- Two further bedrooms
- Intruder alarm, outside tap and socket
- Solar panels and EV charger
- Single garage and driveway
- 10 year structural warranty



## FLOOR PLAN



- LOBBY
- HALLWAY
- LIVING / KITCHEN AREA 7950 x 4550 (max)
- UTILITY
- MASTER BEDROOM 3520 x 3150 (max)
- DRESSING AREA
- ENSUITE
- BEDROOM 2 4075 x 2675
- BEDROOM 3 2550 x 4300
- BATHROOM
- STORES



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### DISCLAIMER

All images used are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. The specifications of houses are correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at a development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +or- 50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales adviser for details of the treatments specified for individual plots. All images and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only.

Call: 01332 366 873

Email: [info@chevinhomes.com](mailto:info@chevinhomes.com)