





**** ALL FLOORING IS INCLUDED****

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.



ABODE
SALES & LETTINGS

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

Entrance door into hall with a radiator, loft access with pull down ladder and solid timber doors to -

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

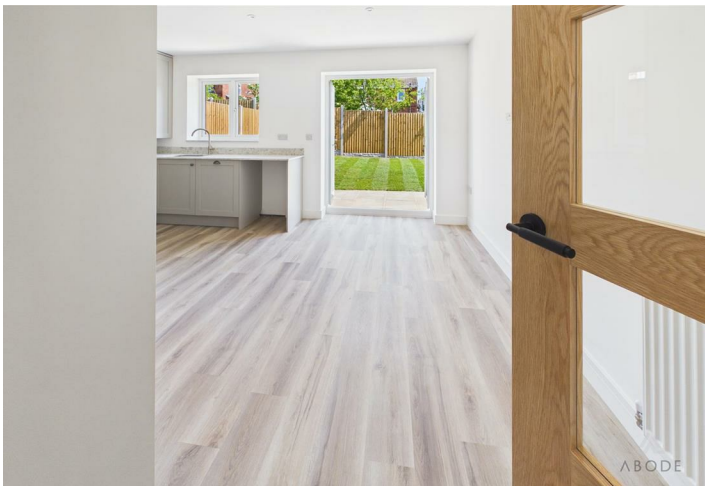
BEDROOM 2

8'2 x 10'4

BEDROOM 3

8'3 x 8'6







BATHROOM

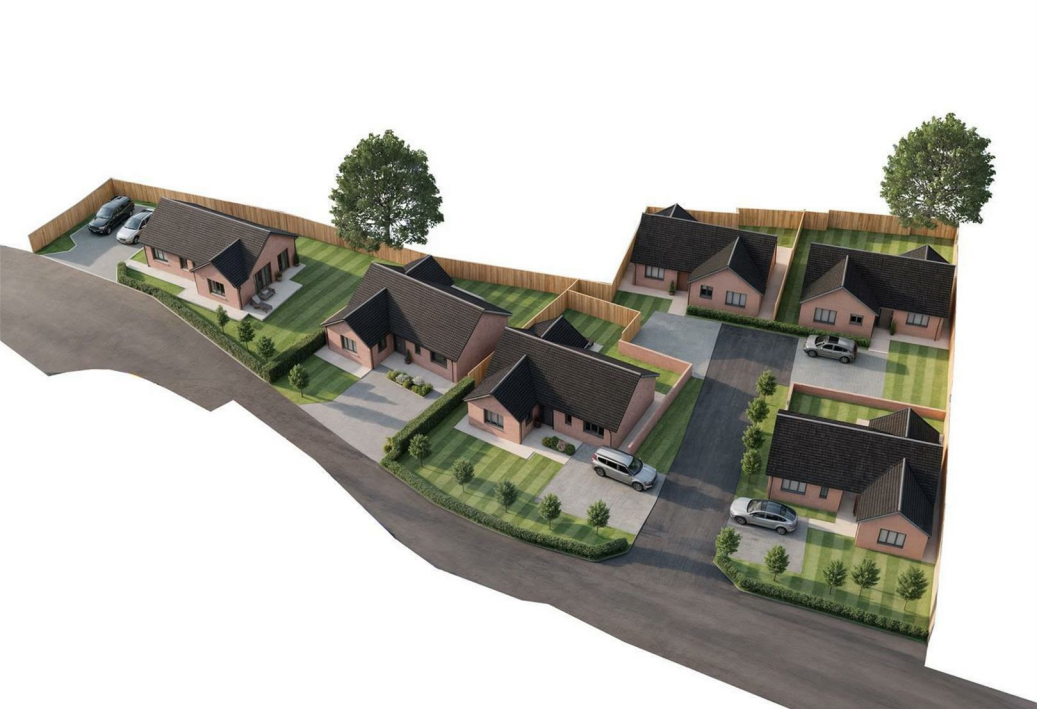
7'6 x 5'6

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.

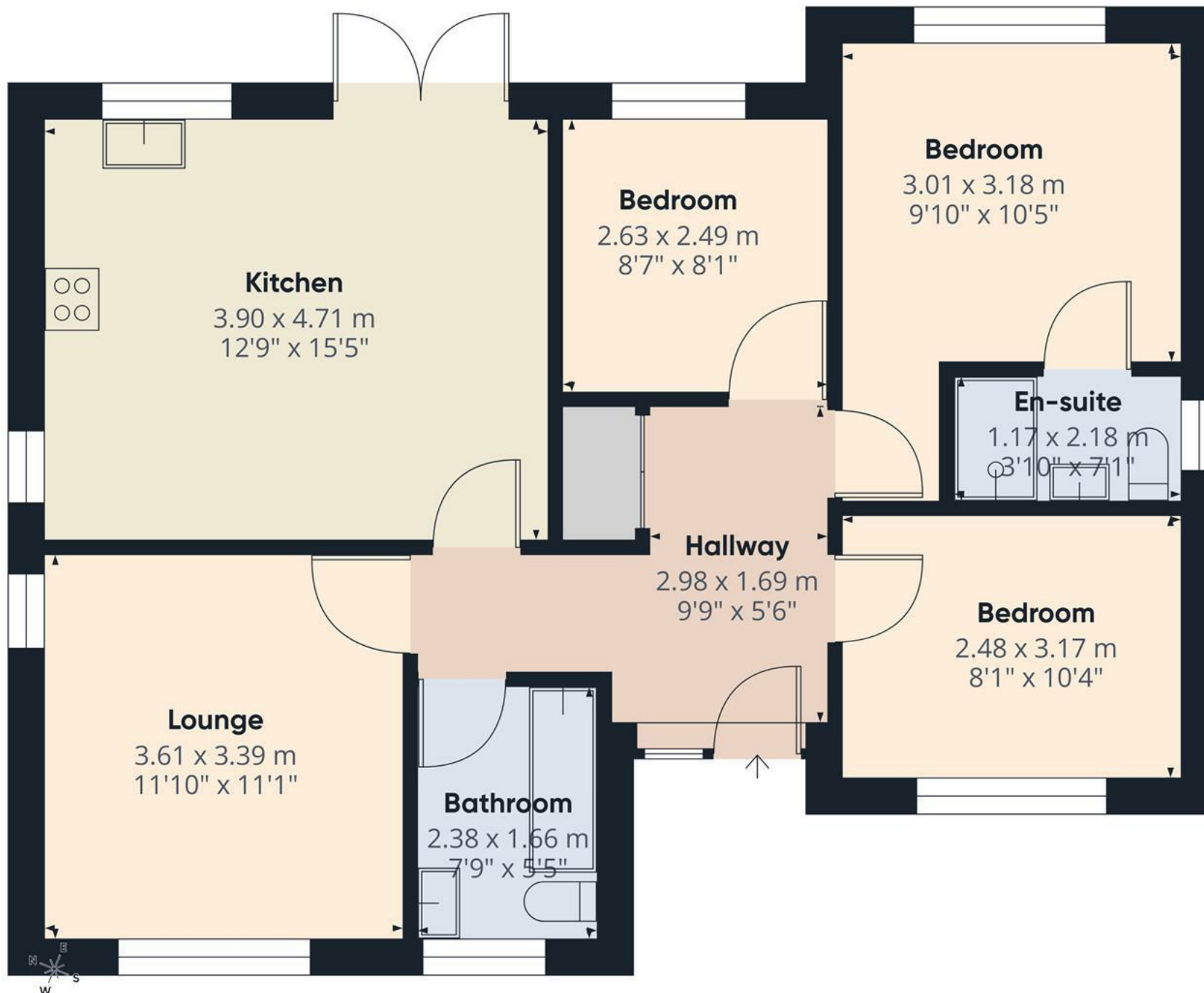












Approximate total area⁽¹⁾

71.6 m²

771 ft²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC