ABODE
SALES & LETTINGS

Porters Lane, Findern, Derbyshire, DE65 6AJ

£399,950

https://www.abodemidlands.co.uk/

Thoughtfully designed detached bungalow built by Abode New Homes Ltd in an exclusive development of just 6 bungalows. This cluster of detached bungalows is situated in the desirable village of Findern.

** ALL FLOORING IS INCLUDED**
Three bedroom detached property with solar and gas central heating. In brief this bungalow offers a good size hall, lounge and a fitted dining kitchen with built appliances and doors onto the garden. Three bedrooms, en suite and a bathroom. Front and rear garden and parking to the front. The property comes 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.

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

LOUNGE
Upvc double glazed window and a radiator.

KITCHEN DINER
High specification fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven with gas hob and extractor, integrated fridge freezer and dishwasher. Space and plumbing for a washing machine, upvc double glazed window and doors onto the garden, spot lights and a radiator.

BEDROOM I
Upvc double glazed window and a radiator.

EN SUITE
Double walk-in shower, vanity sink unit with wash hand basin and storage under, low flush wc, radiator and upvc double glazed window.

BEDROOM 2
Upvc double glazed window and a radiator.

BEDROOM 3
Upvc double glazed window and a radiator.

BATHROOM
Panel enclosed bath with central tap, rainfall shower and hand held shower, shower screen, low flush wc, vanity sink unit with wash hand basin and storage under, radiator and upvc double glazed window.

OUTSIDE
Front lawn and block paved drive, gated access both sides of the property with paved patio and lawn.

SPECIFICATION

Kitchens
- Contemporary fitted kitchens
- Laminate 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

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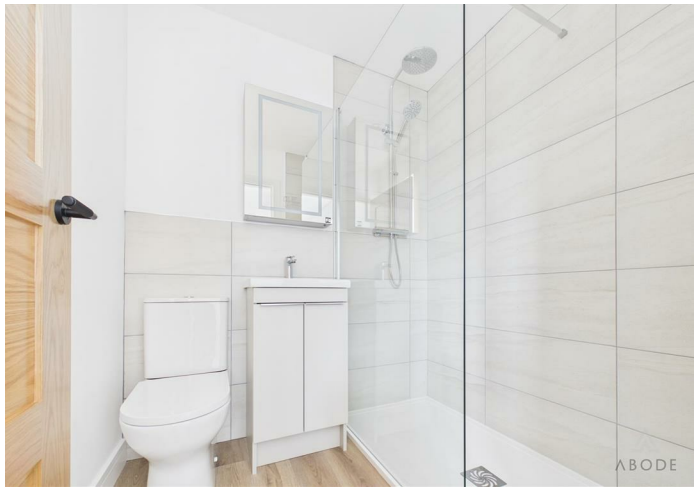
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• Heated towel rails

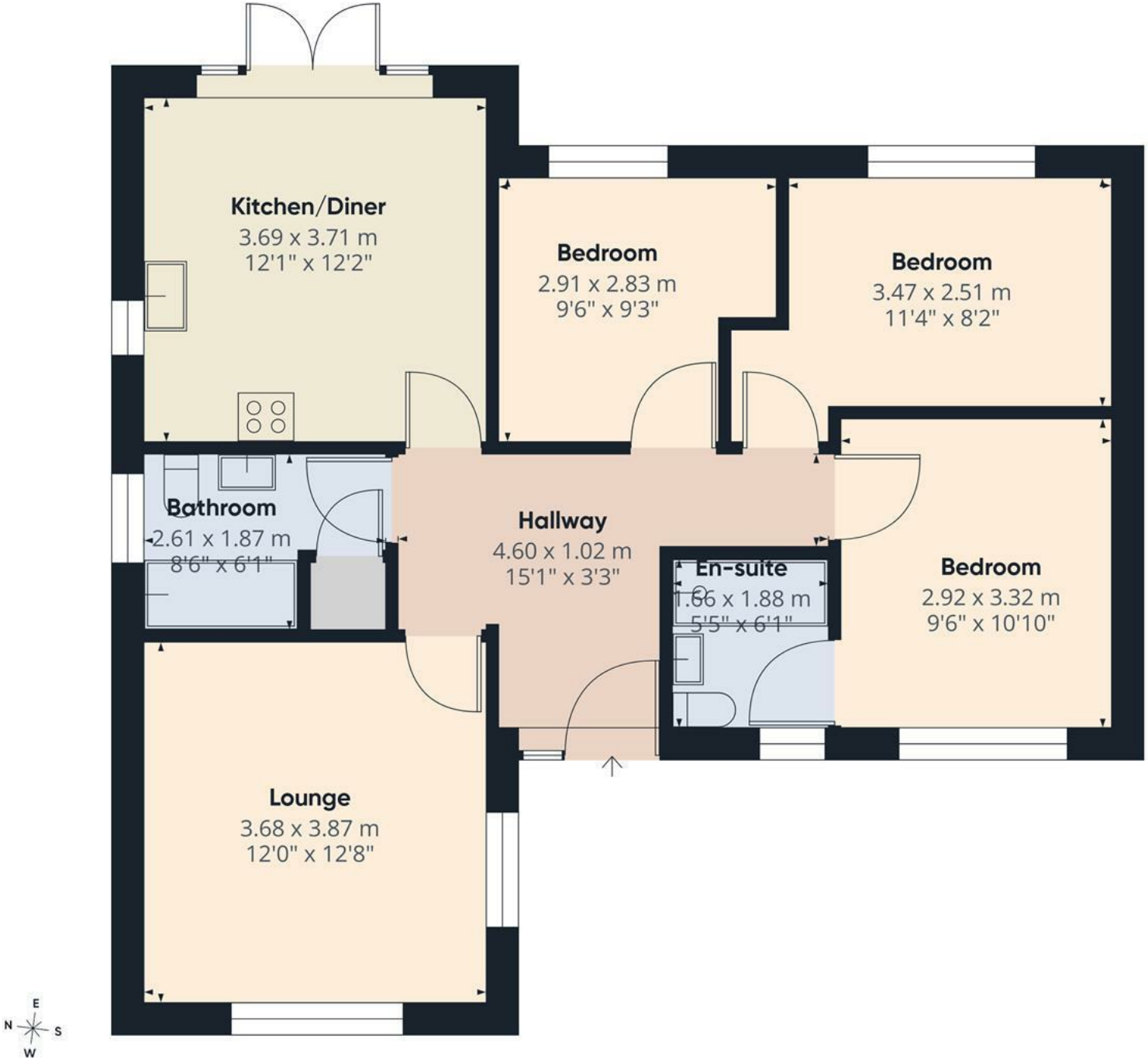
Interiors
• White emulsion to walls and ceilings
• Energy-efficient LED lighting throughout
• Gas central heating with high-efficiency boiler

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

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.



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Approximate total area[1]

72.6 m²

780 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.

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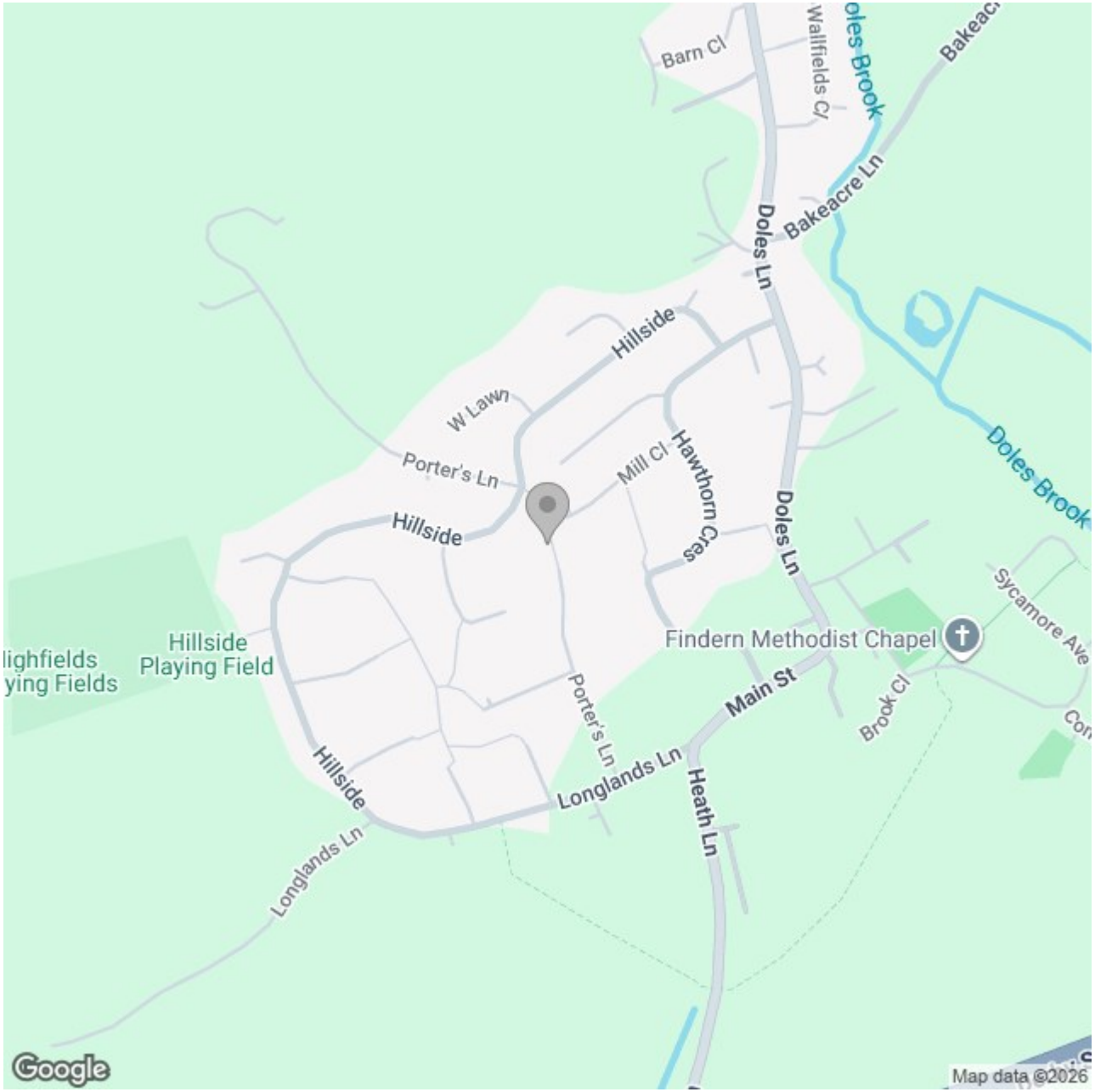

Energy Efficiency Rating

	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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.