ABODE
SALES & LETTINGS

Porters Lane, Findern, Derbyshire, DE65 6AJ

£399,950

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

** ALL FLOORING IS INCLUDED**

An exceptional opportunity to purchase one of just six individually designed detached bungalows, located within an attractive cul-de-sac in the highly sought-after village of Findern.

This beautifully appointed home is ready for immediate occupation and offers spacious, well-planned accommodation comprising a welcoming entrance hall, a comfortable lounge, and a contemporary dining kitchen finished to a high specification with integrated appliances and French doors opening onto the rear garden.

There are three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, together with a stylish family bathroom.

Outside, the property benefits from a block-paved driveway providing off-road parking, while the enclosed rear garden features a lawn and an Indian stone patio, creating an ideal space for relaxing or entertaining.

Designed with energy efficiency in mind, the bungalow includes solar panels, gas central heating, and is backed by a 10-year new home warranty for added peace of mind.

Enjoying a peaceful village setting with access to local amenities, scenic countryside walks and convenient transport links, this superb home is perfectly suited to those looking to downsize without compromising on quality, comfort or style.

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HALL
Entrance door into the hall with loft access with a pull down ladder, radiator and solid wood 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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• Heated towel rails

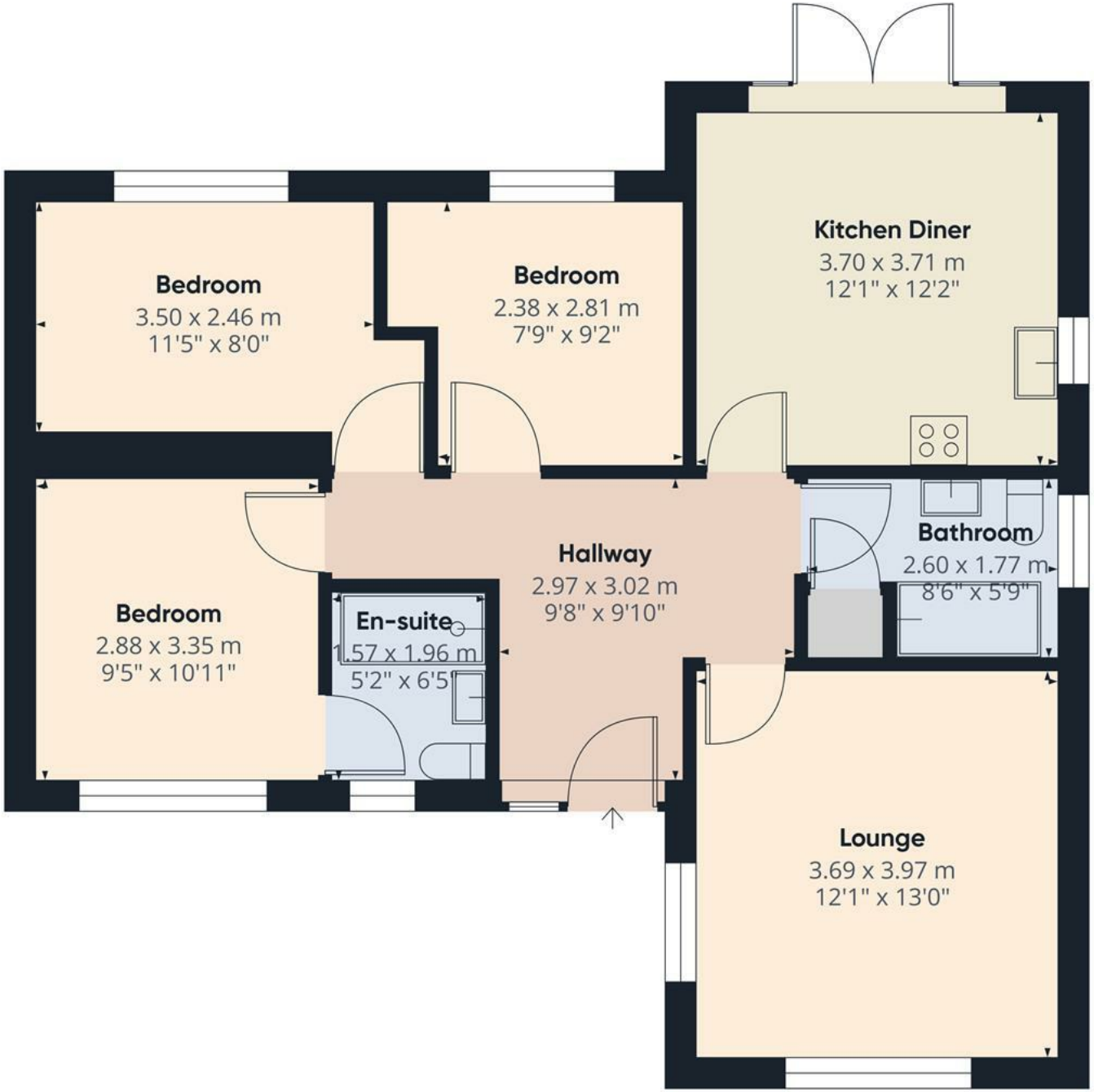
Interiors
• White emulsion to walls and ceilings
• Energy-efficient LED lighting throughout
• Gas central heating with high-efficiency boiler

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)

73.3 m²

789 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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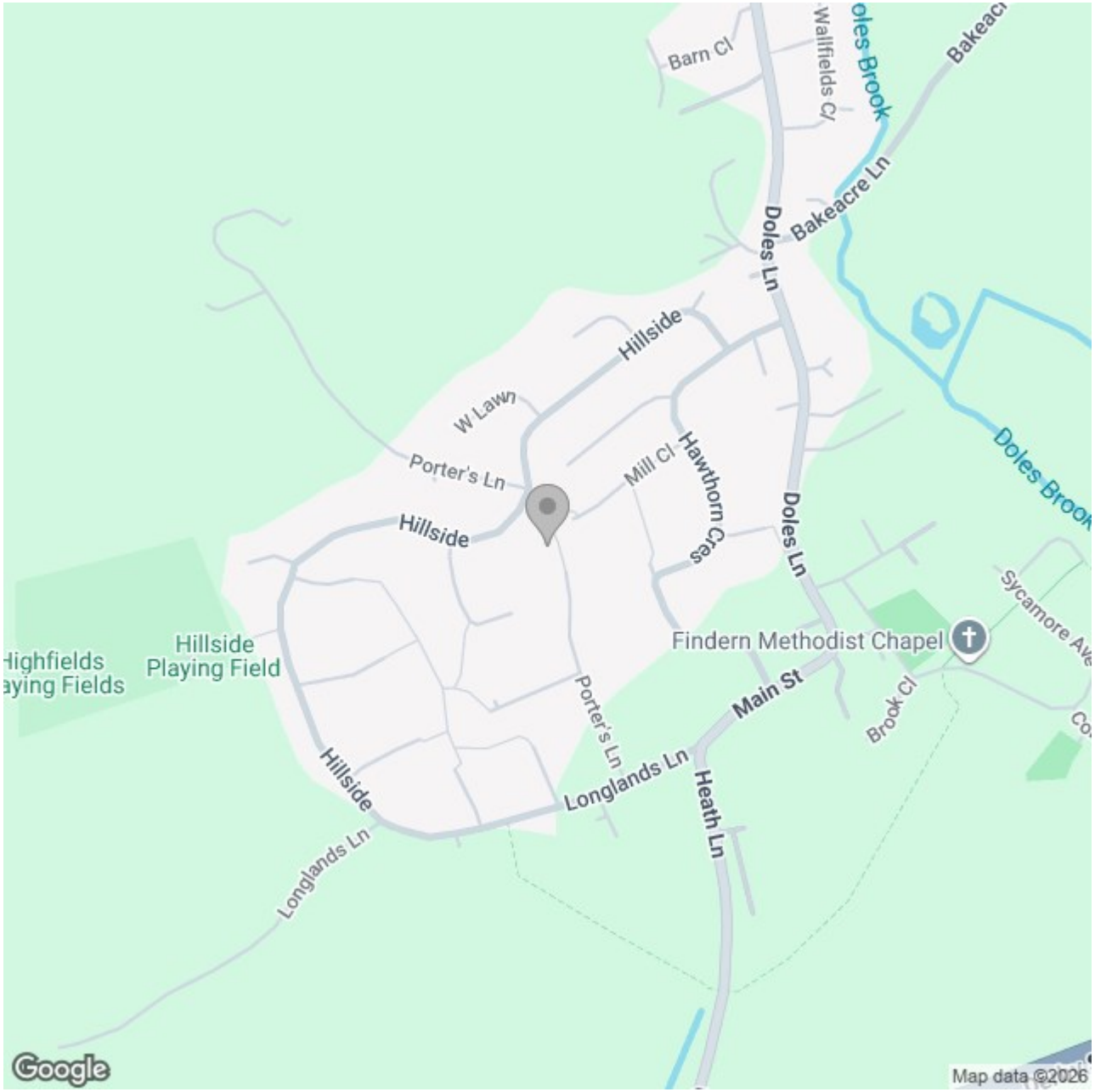

Energy Efficiency Rating

	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

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