





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 5 is available immediately and ready to view.

Entrance hall, lounge and a high specification fitted dining kitchen with built in appliances and doors onto the garden. Three bedrooms, ensuite shower room and a main shower room.

Block paved drive and a rear garden with a lawn and Indian stone patio.

Solar and gas central heating. All 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 driveway, and stylish interiors make the bungalow ideal for downsizers.



## 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
- 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

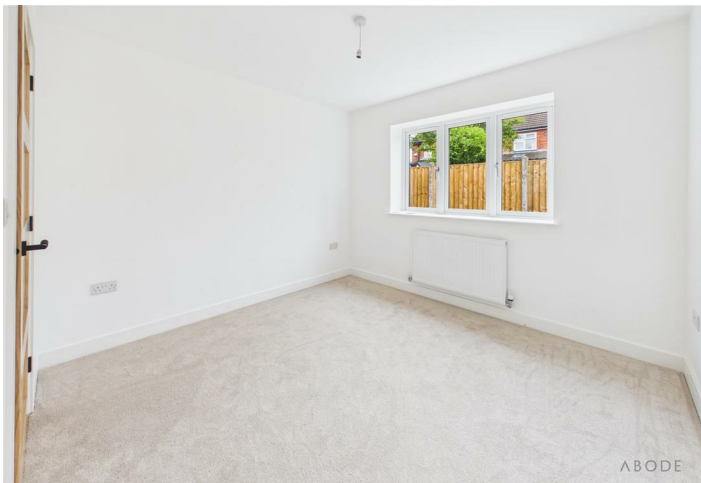
Our standard residential warranty, also known as Latent Defect Insurance, is a 10 year policy for new builds, renovations and retrospective cover.



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Approximate total area<sup>(1)</sup>  
70.8 m<sup>2</sup>  
762 ft<sup>2</sup>

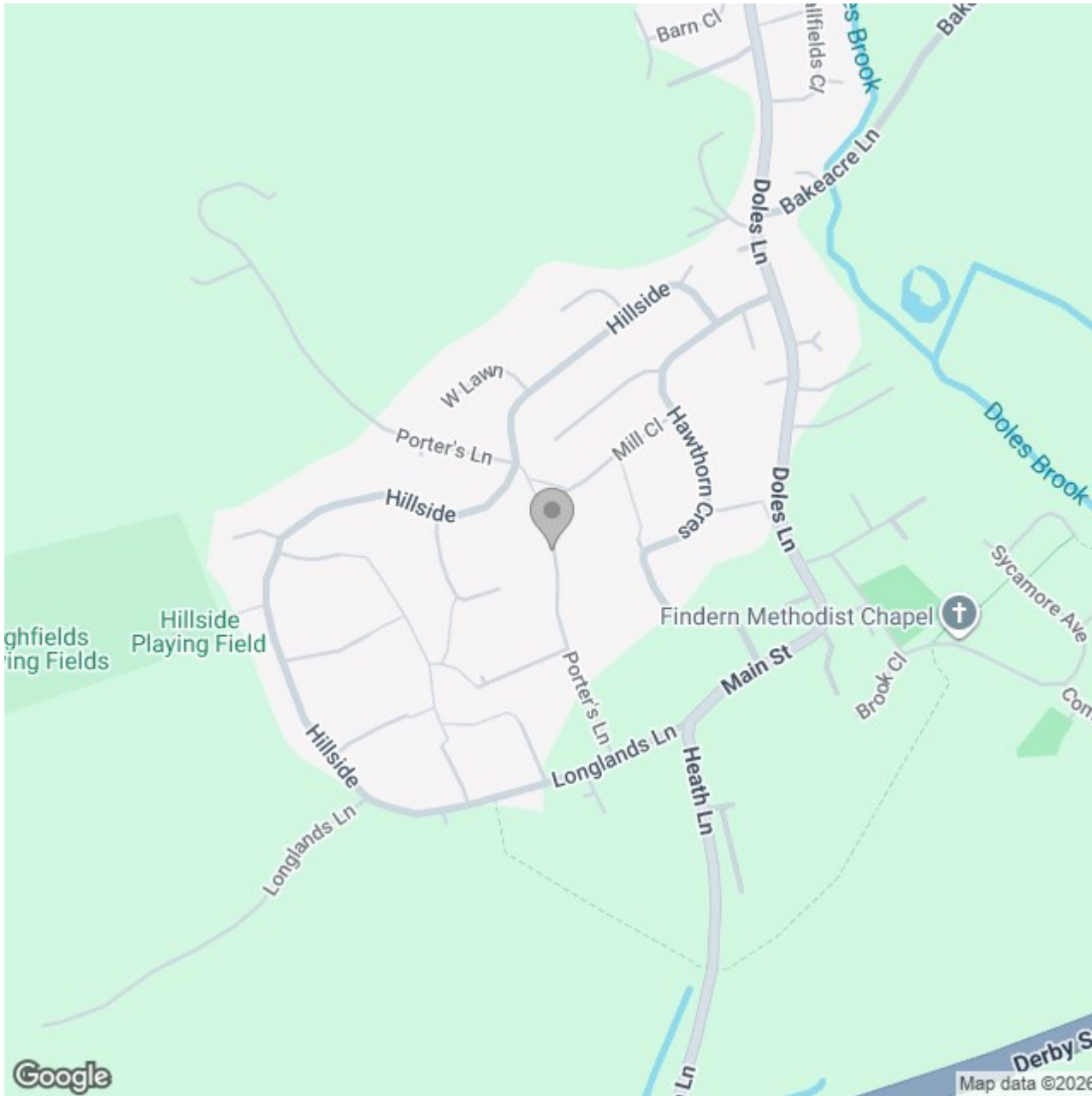
(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	