





**** 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 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.



ABODE
SALES & LETTINGS

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

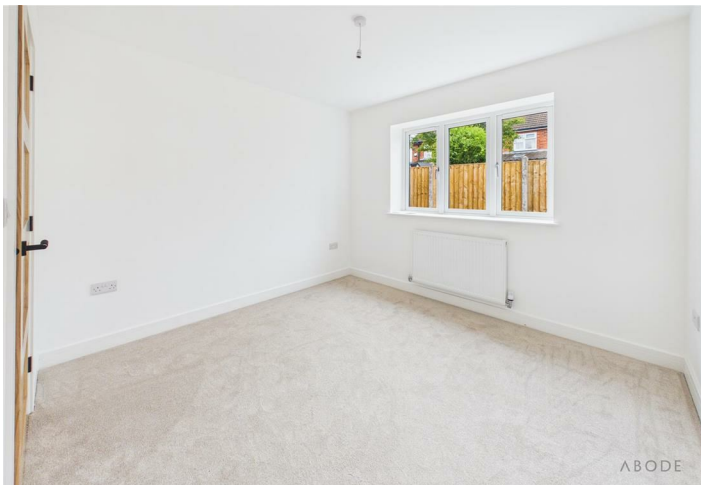
Additional Features

- 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.



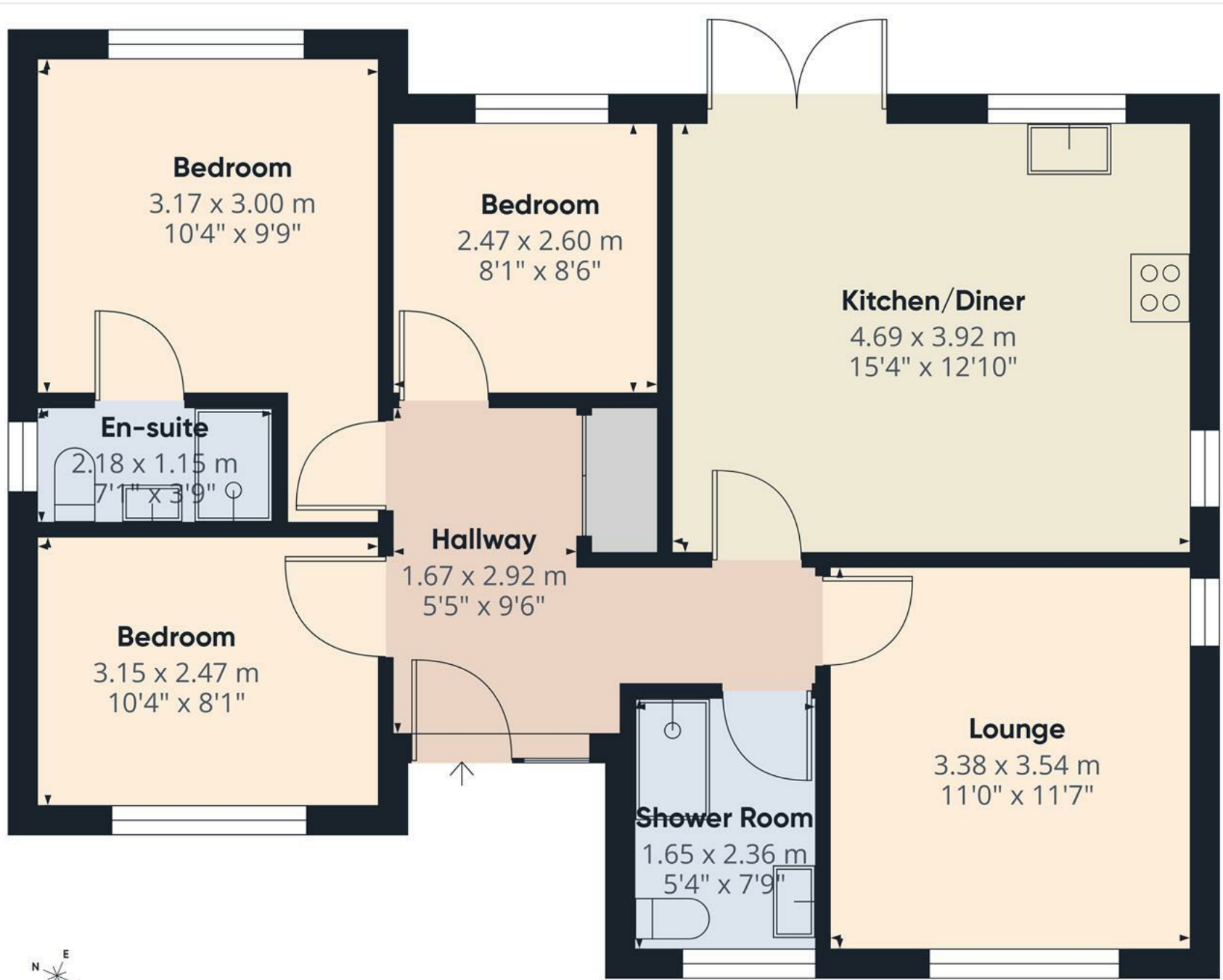












Bedroom
3.17 x 3.00 m
10'4" x 9'9"

Bedroom
2.47 x 2.60 m
8'1" x 8'6"

Kitchen/Diner
4.69 x 3.92 m
15'4" x 12'10"

En-suite
2.18 x 1.15 m
7'1" x 3'9"

Hallway
1.67 x 2.92 m
5'5" x 9'6"

Bedroom
3.15 x 2.47 m
10'4" x 8'1"

Lounge
3.38 x 3.54 m
11'0" x 11'7"

Shower Room
1.65 x 2.36 m
5'4" x 7'9"

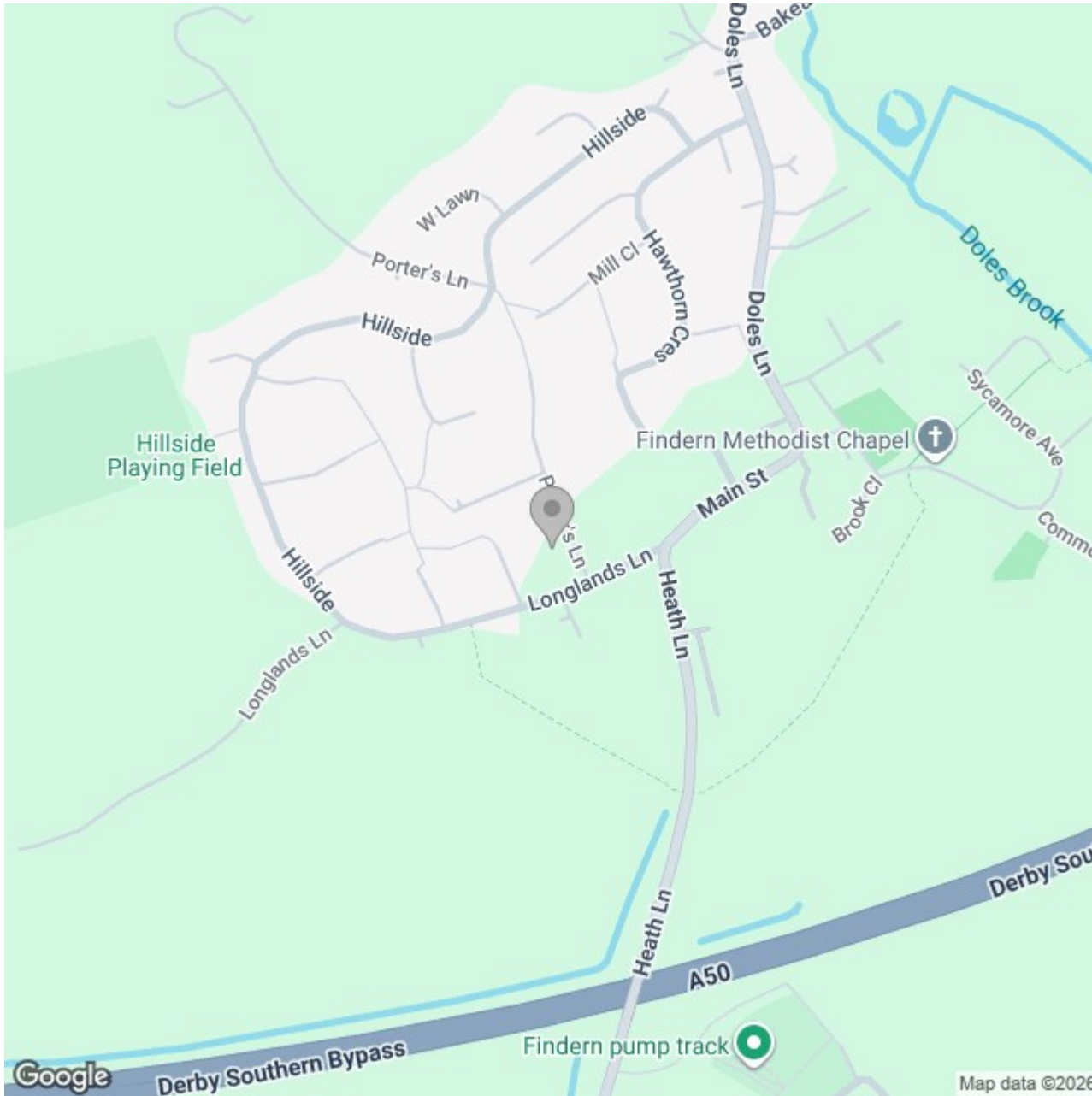
Approximate total area⁽¹⁾
70.8 m²
762 ft²

(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.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	100+
(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 	