ABODE
SALES & LETTINGS

Porters Lane, Findern, South Derbyshire, DE65 6AJ

£399,950

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

** 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.

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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

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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.

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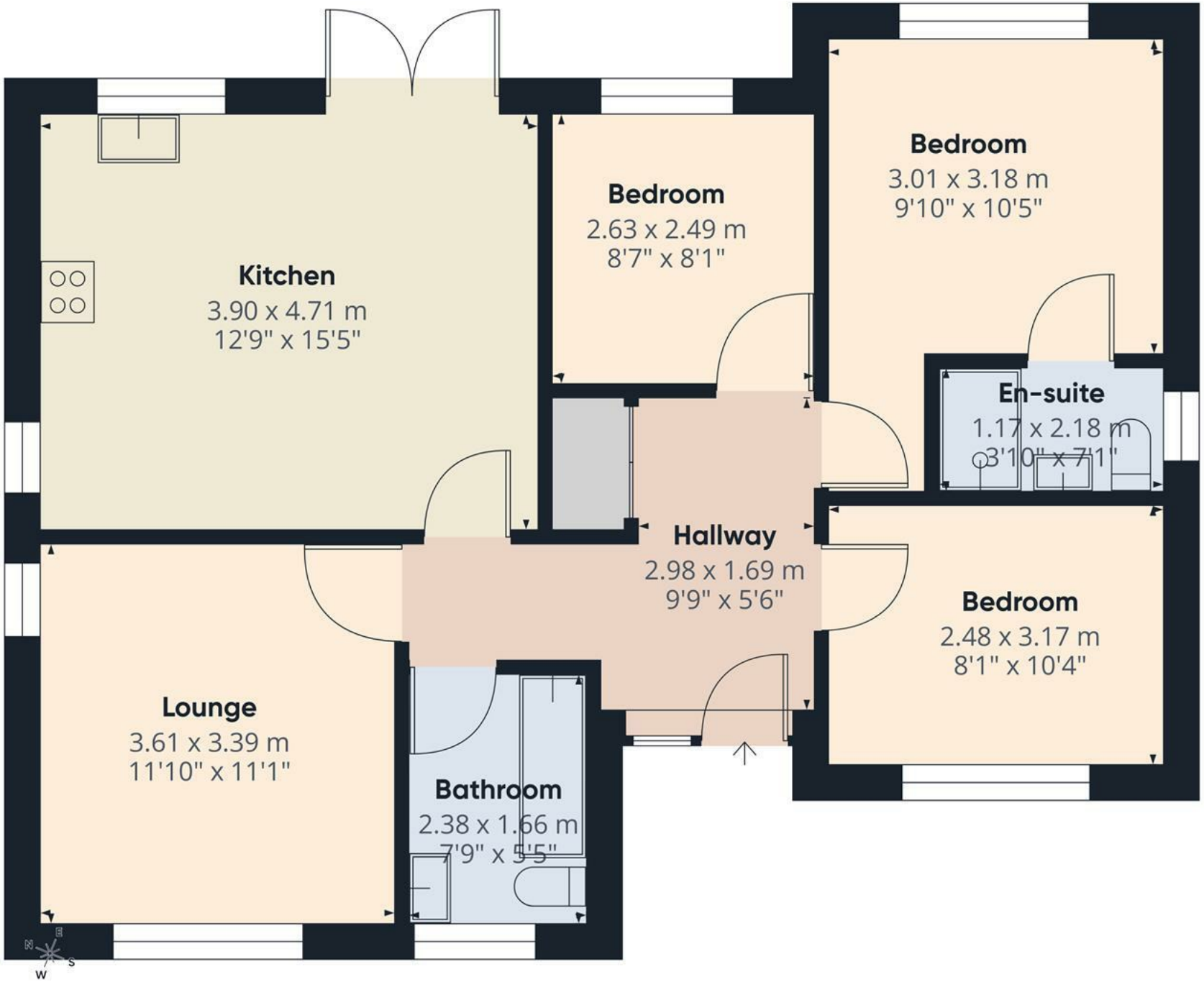

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Approximate total area(1)

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.

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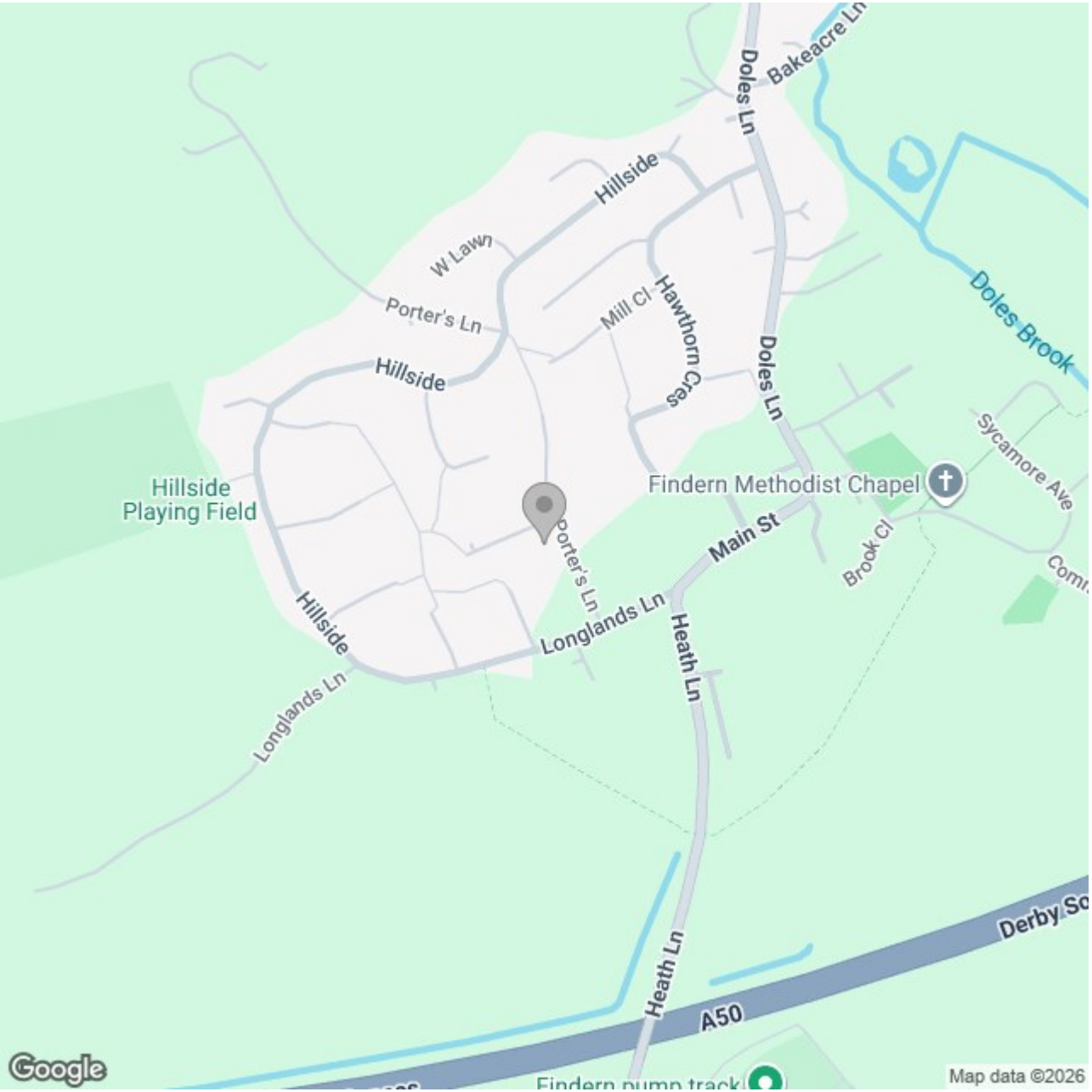

Energy Efficiency Rating

	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

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