





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.



## 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

## LOUNGE

11'2 x 11'9

## KITCHEN DINER

15'6 x 13'



**BEDROOM 1**  
10'7 x 9'9

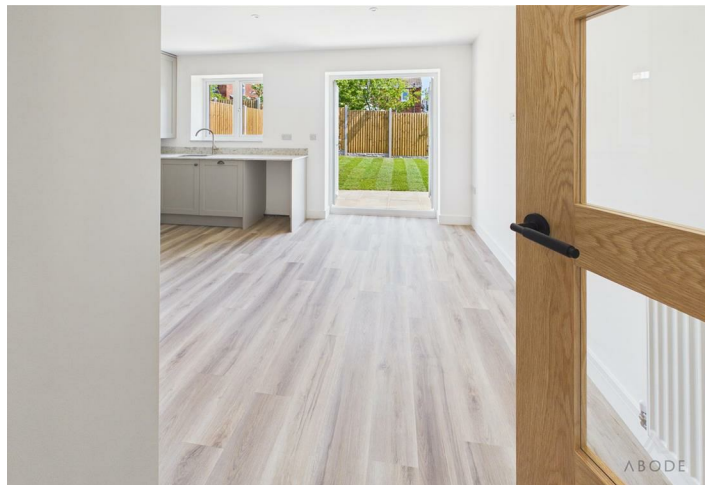
**EN SUITE**  
7'2 x 3'7

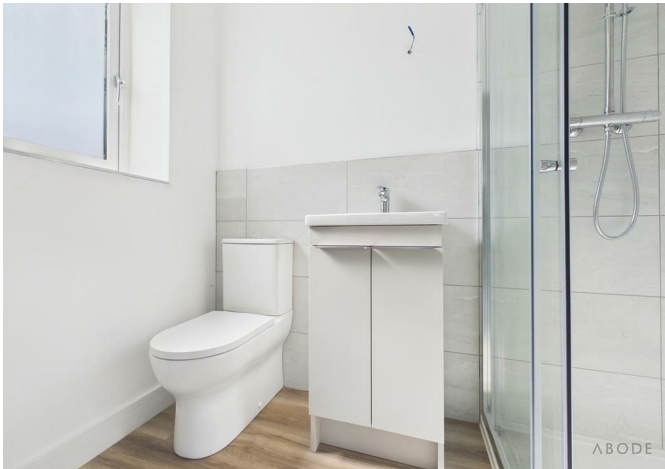
**BEDROOM 2**  
8'2 x 10'4

**BEDROOM 3**  
8'3 x 8'6

**BATHROOM**  
7'6 x 5'6







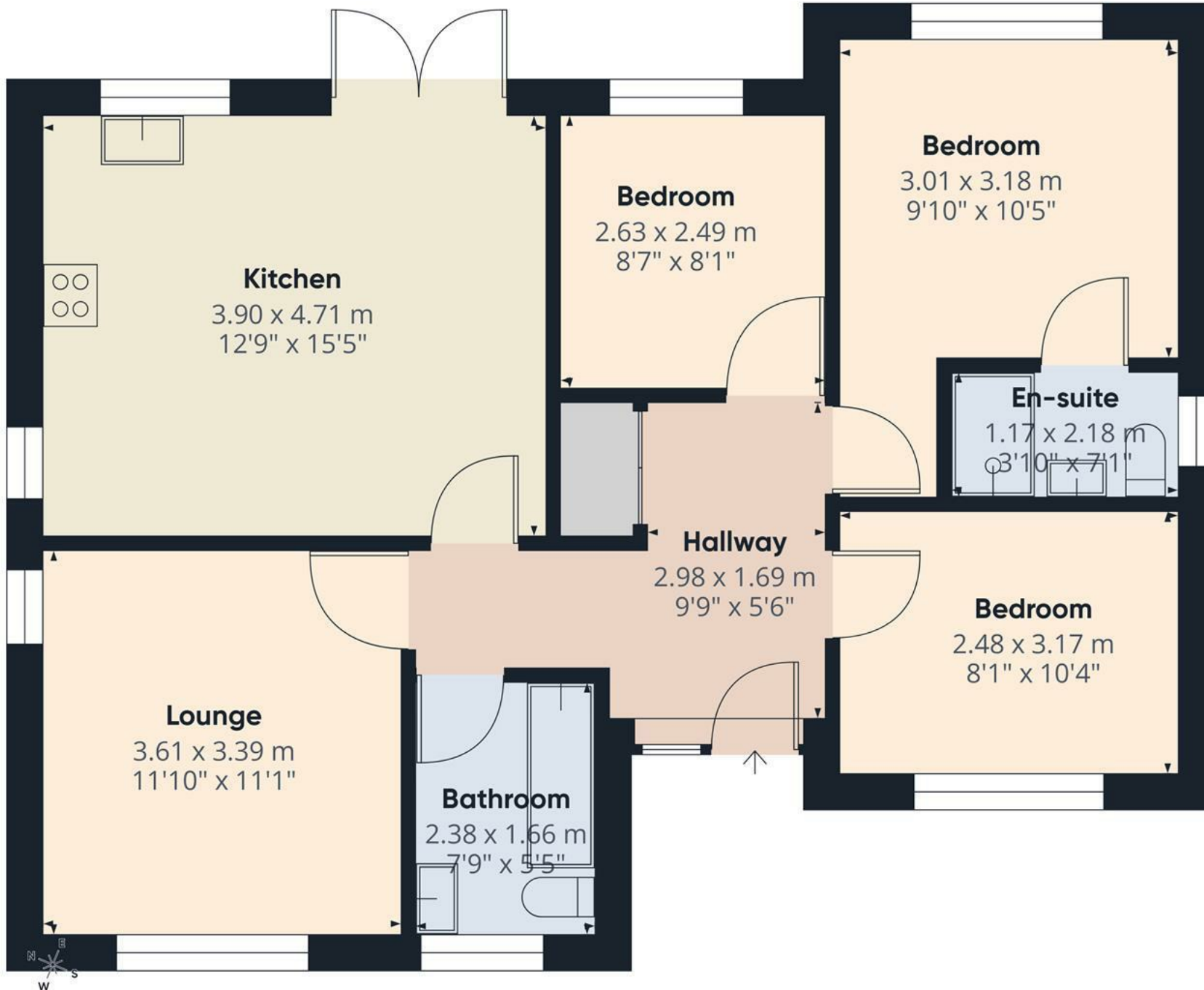












Approximate total area<sup>(1)</sup>  
71.6 m<sup>2</sup>  
771 ft<sup>2</sup>

(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.

GIRAFFE360





## 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	