





Stamp Duty Paid worth £13,750\* + save over £12,000\* in luxury upgrades

\*T&Cs apply. Speak to a Sales Advisor for further information.

Set within the sought-after Cameron Tatenhill development, this impressive new build four-bedroom detached home offers approximately 1,550 sq ft of thoughtfully designed living space, perfect for modern family life.

The ground floor is centred around a stunning open-plan kitchen and family area, complete with bi-fold doors that open out to the rear garden, creating a seamless indoor-outdoor living experience. A separate utility room sits just off the kitchen. The lounge features bay window that fills the room with natural light.

Upstairs, a striking gallery landing leads to four spacious bedrooms. The principal bedroom enjoys fitted wardrobes and a stylish en suite, finished with a premium spotlight package and chrome towel rails. The remaining bedrooms are well-proportioned and family bathroom.

Externally, the property benefits from a private driveway and a single integral garage, offering ample parking and storage.

As a brand-new home, there is also the exciting opportunity to personalise finishes, allowing you to tailor the property to your own taste and style.

\* Images are from another plot and may vary from the actual plot.



  
**ABODE**  
SALES & LETTINGS

## Ground Floor

### Living Room

11.8 x 14.5

### Kitchen/Dining

29.0 x 13.6

### Utility

6.9 x 6.1

### W/C

4.9 x 3.8

## First Floor

### Master Bedroom

11.8 x 13.10

### En-suite

8.10 x 4.10

### Bedroom Two

10.1 x 15.5

### Bedroom Three

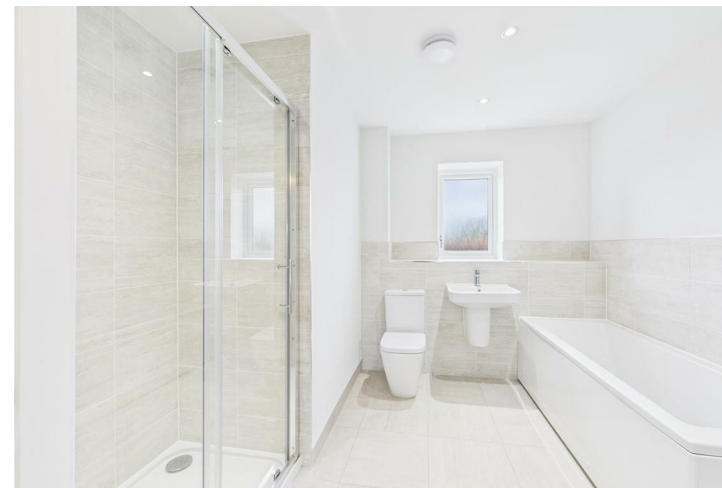
11.7 x 12.10

### Bedroom Four

10.1 x 11.5

### Family Bathroom

6.7 x 9.3







### What's included

Premium British-designed JT Ellis kitchen with all AEG appliances included

Porcelanosa floor tiling to the kitchen, utility, WC and ensuite

Premium white sanitaryware to bathroom, ensuite and cloakroom

Solar panels

Worcester Bosch combination boiler

Turf to rear garden

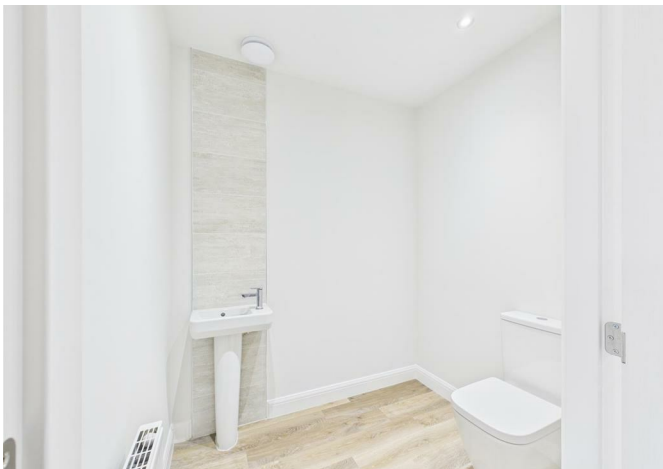
Built to last with high-quality materials and energy efficient for lower bills

Single integral garage

NHBC 10-year warranty

**\*Terms and conditions apply.**

This offer is valid on selected homes only and on reservations made by 31st May 2026. Speak to a Sales Advisor for more information.



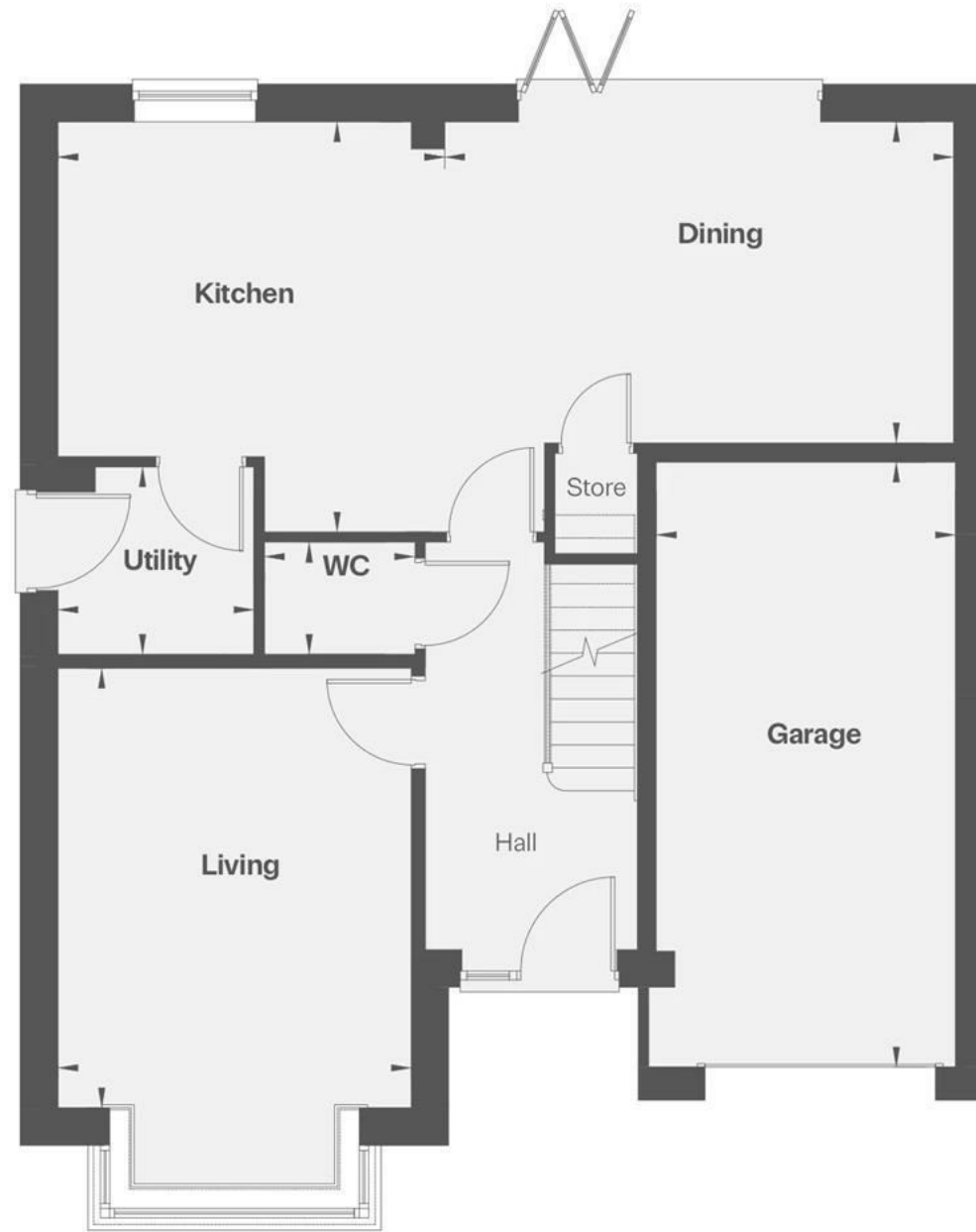


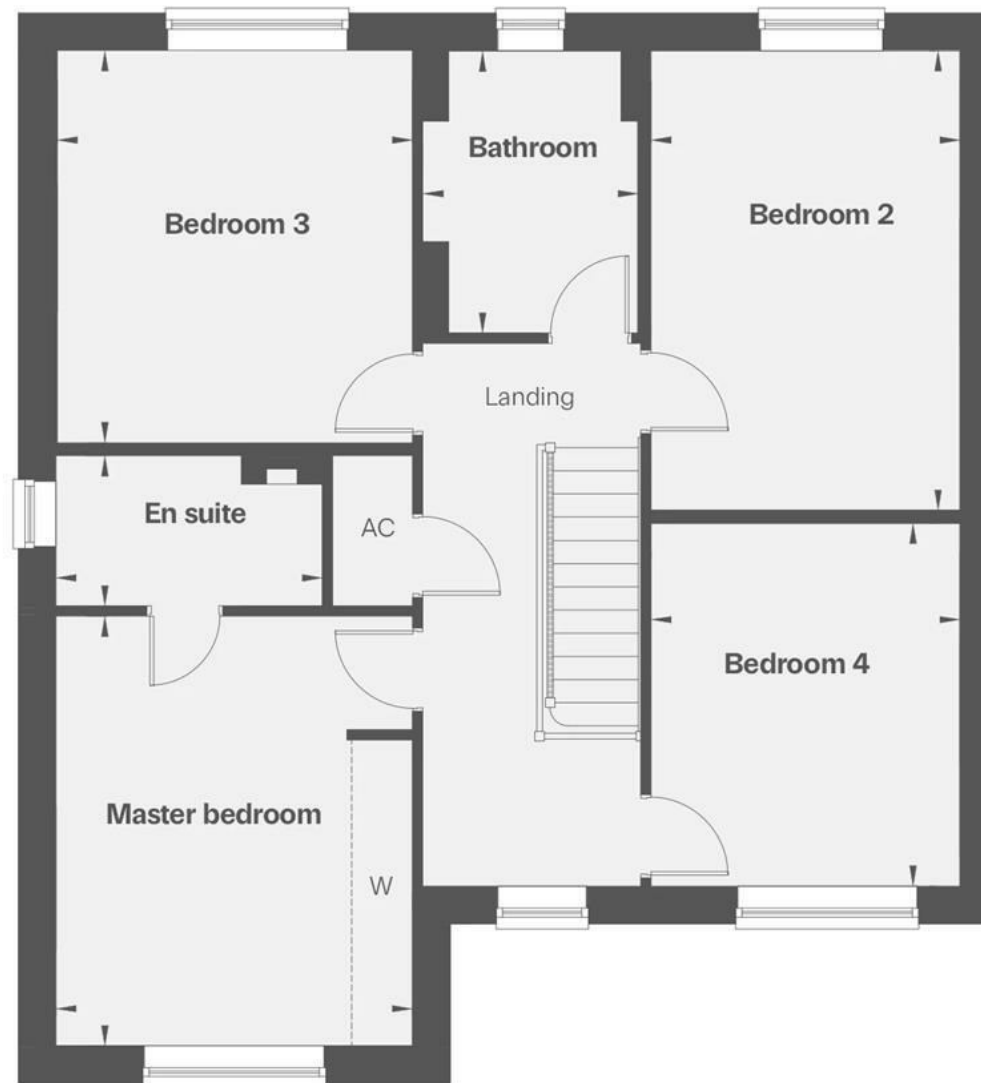














## Energy Efficiency Rating

|                                             | 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  |           |