ABODE
SALES & LETTINGS

Hillside Road, Tatenhill, DE13 9GS

£475,000

https://www.abodemidlands.co.uk

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

*Terms and Conditions apply. Please 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.

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Dimensions

Ground Floor -

Living Room – 3.57m x 4.40m (11’ 8” x 14’ 5”)
Kitchen/Dining – 8.86m x 4.11m (29’ 0” x 13’ 6”)
Utility – 2.05m x 1.86m (6’ 9” x 6’ 1”)
W/C – 1.45m x 1.11m (4’ 9” x 3’ 8”)

First Floor –

Master Bedroom – 3.57m x 4.23m (11’ 8” x 13’ 10”)
En Suite – 2.68m x 1.48m (8’ 10” x 4’ 10”)
Bedroom 2 – 3.07m x 4.72m (10’ 1” x 15’ 5”)
Bedroom 3 – 3.53m x 3.92m (11’ 7” x 12’ 10”)
Bedroom 4 – 3.07m x 3.47m (10’ 1” x 11’ 5”)
Bathroom – 2.01m x 2.83m (6’ 7” x 9’ 3”)

What's included

Premium British-designed kitchen with upgraded shaker doors and AEG appliances included
Flooring throughout including Karndean, Apollo carpets and Porcelanosa tiling
Premium white sanitaryware to bathroom, ensuite and cloakroom
Chrome towel radiators to bathroom and en suite
Solar panels
Worcester Bosch combination boiler
Built to last with high-quality materials and energy efficient for lower bills
Single integral garage
NHBC 10-year warranty

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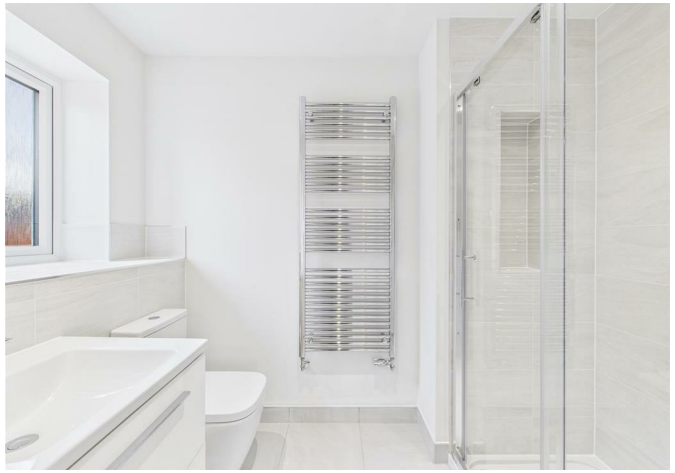

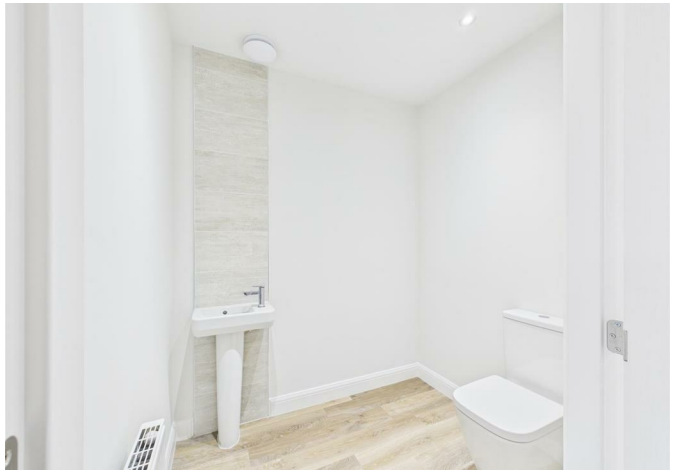

OPEN SPACE
GREENWAYS ROAD
OPEN SPACE
ROOKERY AVENUE
BANKSIDE AVENUE
FLINT AVENUE
EXISTING PHASE
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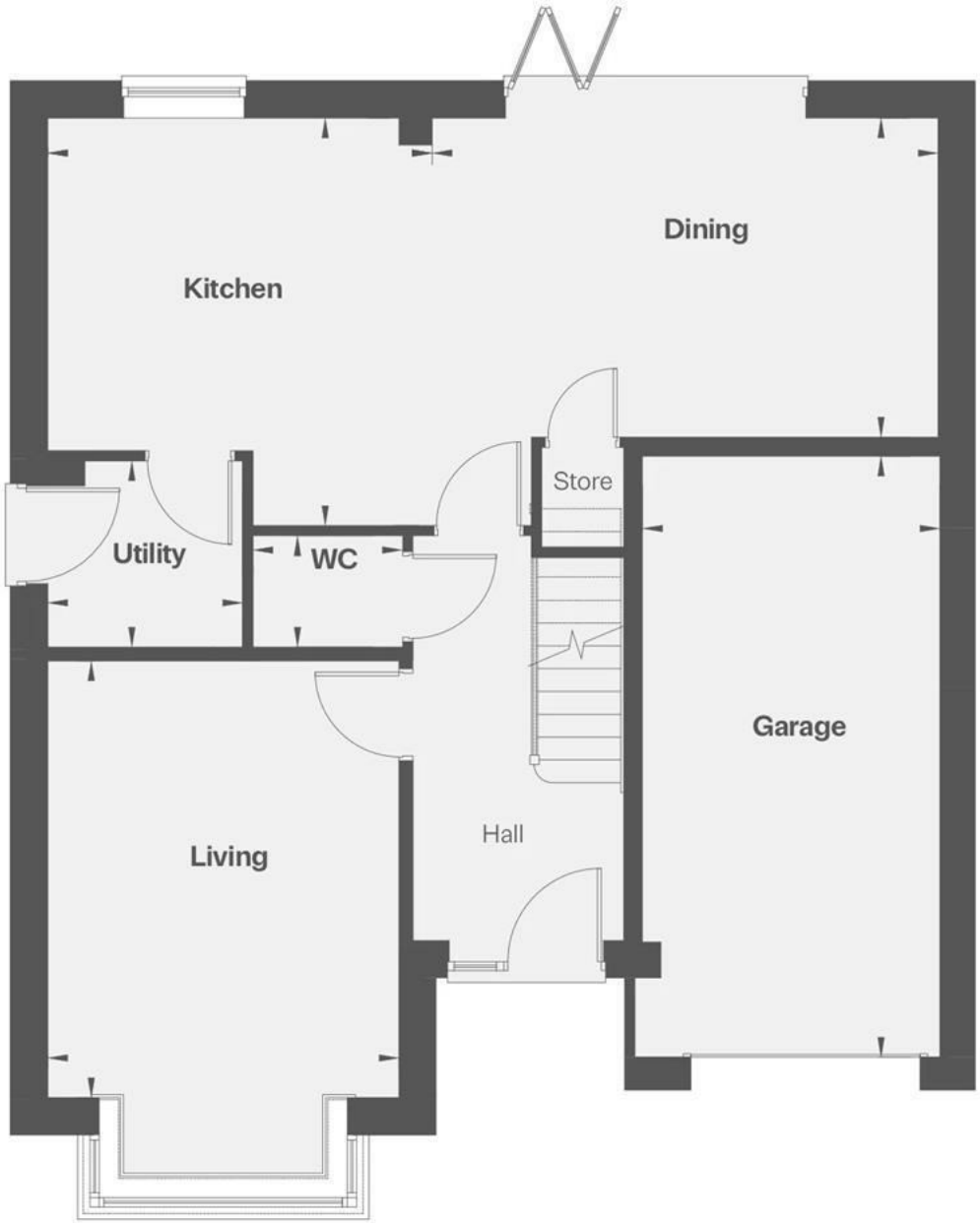
Kitchen
Dining
Store
Utility
WC
Garage
Hall
Living

Bedroom 3
Bathroom
Bedroom 2
Landing
En suite
AC
Bedroom 4
Master bedroom
W

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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